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**NAAMAROO CONFERENCE CENTRE
LOT B, LADY GAME DRIVE, LINDFIELD -
SUPPLEMENTARY REPORT**

Ward: Roseville

EXECUTIVE SUMMARY

PURPOSE OF REPORT:

To respond to issues raised at the site inspection of 9 May 2007 and seek Council's determination of Development Application No. 785/06.

BACKGROUND:

- Application lodged on 19 July 2006.
- Application reported to Council on 24 April 2007. Consideration of the application deferred subject to a site inspection.
- Site inspection conducted on 9 May 2007.

COMMENTS:

To address matters raised at the site inspection.

RECOMMENDATION:

Approval

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PURPOSE OF REPORT

To respond to issues raised at the site inspection of 9 May 2007 and seek Council's determination of Development Application No. 785/06.

BACKGROUND

- application lodged on 19 July 2006
- application reported to Council on 24 April 2007, consideration of the application deferred subject to a site inspection
- site inspection conducted on 9 May 2007

COMMENTS

The following issues were raised at the site inspection of 9 May 2007:

1. *Existing LPG tank adjoining the machinery shed.*

a) *Council staff are requested to advise of the capacity of the existing LPG tank.*

The tank has a volume of 2.2kl.

b) *Council staff are requested to identify the potential impacts in the event of the tank exploding and causing a bushfire.*

The applicant has advised that the tank is a certified LPG storage tank installation leased from ELGAS and maintained by them. ELGAS inspect and safety certify the tank annually. The valves on the tank are able to release pressure as the tank heats and the tank is designed to safely survive fire emergencies.

The Rural Fire Service (RFS) has advised that they are not concerned with the location of the existing tank due to its location being at a sufficient distance from any habitable buildings such as cabins. The RFS has required a non-combustible radiant heat shield to be provided between the tank and the machinery shed. The shield will be constructed of Colourbond steel and will act as protection against potential flame and radiant heat, which may be generated in the event of the machinery shed catching alight. The proposed position of the heat shield is shown on the site plan (Drawing ADA.02C).

The existing machinery shed, located adjacent to the LPG tank, is proposed to be rebuilt and expanded to house various items of maintenance equipment, tools and service vehicle parking, together with a new guest laundry and cleaner's store. The RFS has required that the construction of the machinery shed be compliant with Australian Standard 3959 – 1999 for level 1 construction of buildings within bushfire prone areas.

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SUMMARY

Having regard to the provisions of section 79C of the Environmental Planning and Assessment Act 1979, the proposed development is considered to be satisfactory. Therefore, it is recommended that the application be approved. The conditions recommended in the report to the Council Meeting of 24 April 2007 have not been modified.

RECOMMENDATION

Pursuant to Section 80(1) of the Environmental Planning and Assessment Act, 1979.

THAT Council, as the consent authority, grant development consent to Development Application No. 785/06 for the upgrade of the Naamaroo Conference Centre comprising the construction of 5 new cabins and 3 teacher's resource rooms, rebuilding of 8 cabins and installation of new fire main on land at Lot B, Lady Game Drive, Lindfield, for a period of two (2) years from the date of the Notice of Determination, subject to the following conditions:

Conditions that identify approved plans:

Approved architectural plans and documentation

1. The development must be carried out in accordance with work shown in colour on the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

<i>Plan no.</i>	<i>Drawn by</i>	<i>Dated</i>
<i>Site plan: Project No. 524.03, Drawing No. ADA.02C</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Roof plan: Project No. 524.03, Drawing No. ADA.03B</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Detail Plans 1: Project No. 524.03, Drawing No. ADA.04B</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Detail Plans 2: Project No. 524.03, Drawing No. ADA.05A</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Elevations 1: Project No. 524.03, Drawing No. ADA.06</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Elevations 2: Project No. 524.03, Drawing No. ADA.07</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Environmental Management Plan: Project No. 524.03, Drawing No. ADA.08B</i>	<i>KDG architects</i>	<i>1/3/06</i>
<i>Fire Services Site Fire Hydrant Layout: Job No. 05850, Drawing No. DA-FS01, Rev 1</i>	<i>Northrop Consulting Engineers</i>	<i>5/7/06</i>

Reason: To ensure that the development is in accordance with the determination of Council.

Conditions to be satisfied prior to demolition, excavation or construction

Structural adequacy

2. Prior to commencement of any development or excavation works, the Principal Certifying Authority shall be satisfied that those components of the building to be retained and/or altered will be structurally sound and able to withstand the excavation and demolition process.

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Note: Evidence from a qualified practising structural engineer, demonstrating compliance with the above and detailing, where relevant, means of support for those parts of the retained building shall be provided to the Principal Certifying Authority.

Reason: To ensure that the development can be undertaken in accordance with accepted construction practices as indicated on the endorsed development plans, without the need for modification of the consent.

Notice of commencement

3. At least 48 hours prior to the commencement of any development or excavation works, a notice of commencement of building or subdivision work form and appointment of the principal certifying authority form shall be submitted to Council.

Reason: Statutory requirement.

Notification of builder's details

4. Prior to the commencement of any development or excavation works, the Principal Certifying Authority shall be notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.

Reason: Statutory requirement.

Construction waste management plan

5. Prior to the commencement of any works, the Principal Certifying Authority shall be satisfied that a waste management plan, prepared by a suitably qualified person, has been prepared in accordance with Council's DCP 40 – Construction and Demolition Waste Management.

The plan shall address all issues identified in DCP 40, including but not limited to: the estimated volume of waste and method for disposal for the construction and operation phases of the development.

Note: The plan shall be provided to the Certifying Authority.

Reason: To ensure appropriate management of construction waste.

Tree protection fencing

6. To preserve the following tree/s, no work shall commence until the area beneath the canopy of the following tree/s, is fenced off at the specified radius from the trunk/s to prevent any activities, storage or the disposal of materials within the fenced area. The fence/s shall be maintained intact until the completion of all demolition/building work on site.

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Tree/Location	Radius in Metres
<i>Corymbia gummifera</i> (Red Bloodwood) Tree 5	4m
<i>Melia azedarach</i> 'Australasica' (White Cedar) Tree 8	3m
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 12	2m
<i>Eucalyptus grandis</i> (Flooded Gum) Tree 13	4m
<i>Corymbia maculata</i> (Spotted Gum) Tree 14	3m
<i>Allocasuarina torulosa</i> (Forest Oak) Tree 23	2m
<i>Angophora costata</i> (Sydney Red Gum) Tree 34	4m
<i>Angophora costata</i> (Sydney Red Gum) Tree 39	3m
<i>Elaeocarpus reticulatus</i> (Blueberry Ash) Tree 46	3m
<i>Acacia fimbriata</i> (Fringe Wattle)Tree 47	3m
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 53	3m
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 54	4m

The tree protection fence shall be constructed of star pickets at 2.4 metre spacings and connected by four strands of 2mm wire at 300mm spacings to a minimum height of 1.5 metres prior to work commencing.

Reason: To protect existing trees during the construction phase.

Tree protection signage

7. Prior to works commencing, tree protection signage is to be attached to each tree protection zone, displayed in a prominent position and the sign repeated at 10 metres intervals or closer where the fence changes direction. Each sign shall contain in a clearly legible form, the following information:
 - tree protection zone
 - this fence has been installed to prevent damage to the trees and their growing environment both above and below ground and access is restricted
 - any encroachment not previously approved within the tree protection zone shall be the subject of an arborist's report
 - the arborist's report shall provide proof that no other alternative is available
 - the arborist's report shall be submitted to the Principal Certifying Authority for further consultation with Council
 - The name, address, and telephone number of the developer.

Reason: To protect existing trees during the construction phase.

Tree protection mulching

8. Prior to works commencing and throughout construction, the area of the tree protection zone is to be mulched to a depth of 100mm with composted organic material being 75% Eucalyptus leaf litter and 25% wood.

Reason: To protect existing trees during the construction phase.

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Tree fencing inspection

9. Upon installation of the required tree protection measures, an inspection of the site by the Principal Certifying Authority is required to verify that tree protection measures comply with all relevant conditions.

Reason: To protect existing trees during the construction phase.

Conditions to be satisfied prior to issue of the Construction Certificate

Sewage management

10. Prior to the issue of the Construction Certificate the Applicant shall submit, for approval by the Principal Certifying Authority (PCA), construction details and specifications for provision of the sewage management system within the subject property. Design drawings are to be prepared by a suitably qualified and experienced civil/hydraulic engineer.

Reason: Satisfactory sewage management

Long service levy

11. In accordance with Section 109F(i) of the Environmental Planning and Assessment Act a Construction Certificate shall not be issued until any long service levy payable under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 (or where such levy is payable by installments, the first installment of the levy) has been paid. Council is authorised to accept payment. Where payment has been made elsewhere, proof of payment is to be provided to Council.

Reason: Statutory requirement.

Builder's indemnity insurance

12. The applicant, builder, developer or person who does the work on this development, must arrange builder's indemnity insurance and submit the certificate of insurance in accordance with the requirements of Part 6 of the Home Building Act 1989 to the Certifying Authority for endorsement of the plans accompanying the Construction Certificate.

It is the responsibility of the applicant, builder or developer to arrange the builder's indemnity insurance for residential building work over the value of \$12,000. The builder's indemnity insurance does not apply to commercial or industrial building work or to residential work valued at less than \$12,000, nor to work undertaken by persons holding an owner/builder's permit issued by the Department of Fair Trading (unless the owner/builder's property is sold within 7 years of the commencement of the work).

Reason: Statutory requirement.

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External finishes and materials (alterations and additions)

13. Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that the external finishes of the building are consistent with the character of the existing development and the integrity of the approved development.

Note: Details of the colour, finish and substance of all external materials, including schedules and a sample board of materials and colours, are to be submitted to the Certifying Authority.

Reason: To protect the existing development and the integrity of the approved development.

Stormwater details

14. Prior to issue of the Construction Certificate the Applicant shall submit, for approval by the Principal Certifying Authority (PCA), construction details and specifications for provision of the rainwater tank(s) within the subject property. Design drawings are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Councils Water Management Development Control Plan 47 (appendix 6), available in hard copy at Council and on the Council website. The design may be generally based on the Northrop Drawing SW-1 submitted with the development application, advanced as necessary for construction purposes.

Reason: To ensure that stormwater disposal and management systems are installed in accordance with the relevant plumbing codes, guidelines and the Building Code of Australia.

Stormwater details

15. Prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), details for the proposed method of achieving Council requirements for the re-use of water on the property including garden irrigation and toilet flushing. The necessary pumping, housing, filtration and delivery plumbing equipment for re-use shall be shown on this design. The plans, with all supporting documentation, are to be prepared by a qualified and experienced civil/hydraulic engineer. These details may be incorporated on the overall stormwater management plan.

Reason: To ensure that stormwater disposal and management systems are installed in accordance with the relevant plumbing codes, guidelines and the Building Code of Australia.

Stormwater details

16. Prior to issue of the Construction Certificate the applicant shall submit, for approval by the Principal Certifying Authority (PCA), construction design drawings and calculations for the property drainage system components. The property drainage system (including but not limited to gutters, downpipes, pits, joints, flushing facilities and all ancillary plumbing) shall

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be designed for a 235mm/hour rainfall intensity for a duration of five (5) minutes (1:50 year storm recurrence) and shall be compatible with the necessary retention devices. Plans and calculations are to be prepared by a suitably qualified and experienced civil/hydraulic engineer in accordance with Councils Water Management Development Control Plan 47 available on the Council website and at Council, and AS 3500.2 - Plumbing and Drainage Code.

Reason: To ensure that stormwater disposal and management systems are installed in accordance with the relevant plumbing codes, guidelines and the Building Code of Australia.

Excavation for services

17. Prior to the issue of the Construction Certificate, the Principal Certifying shall be satisfied that no proposed underground services (ie. water, sewerage, drainage, gas or other service) unless previously approved by conditions of consent, are located beneath the canopy of any tree protected under Council's Tree Preservation Order, located on the subject allotment and adjoining allotments.

Note: A plan detailing the routes of these services and trees protected under the Tree Preservation Order, shall be submitted to the Principal Certifying Authority.

Reason: To ensure the protection of trees.

Amendments to landscape plans

18. Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that the approved landscape plans, listed below, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

<i>Plan no.</i>	<i>Drawn by</i>	<i>Dated</i>
LDA.01B	KDG Architects	1/3/06
LDA.02A	KDG Architects	1/3/06

The above landscape plan(s) shall be amended in the following ways:

- Existing levels are to be retained beneath the canopy drip lines of all trees to be retained on site and adjoining properties. Particular attention is given to Trees 35 and 36 where level changes are proposed.
- 20 additional endemic canopy trees capable of attaining a minimum height of 13m are to be planted. 10 of those to be replacement planting to be of same species and planted in approximate same location, for following trees: Trees 1,1B, 3, 4, 6, 10, 11, 29, 31 38, 41. Proposed planting of all canopy trees to be minimum 5 metres from building.

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- As part of fuel management to inner protection area, areas of mulch are to be minimized. It is preferable to have non continuous areas of low fire retardant planting with minimal mulch.
- Proposed access path to southern side of Units 20-22 to be deleted. Existing access path to north of Units 20-22 to be used.
- Top of wall heights to be provided.
- Proposed paths to have minimum 0.5m setback from trunks of trees to be retained

Note: An amended landscape plan, prepared by a landscape architect or qualified landscape designer shall be submitted to the Certifying Authority.

Reason: To ensure that the development is in accordance with the determination of Council.

Amendments to Vegetation Management Plans

19. Prior to the issue of a Construction Certificate, the Certifying Authority shall be satisfied that the Vegetation Management Plans, listed below, have been amended in accordance with the requirements of this condition as well as other conditions of this consent:

<i>Plan no.</i>	<i>Drawn by</i>	<i>Dated</i>
<i>Dwg. No 1</i>	<i>Nyranie Consulting</i>	<i>22/1/07</i>
<i>Dwg. No 2</i>	<i>Nyranie Consulting</i>	<i>22/1/07</i>

The above plans shall be amended in the following ways:

- Vegetation Management Plans are to be amended in accordance with approved architectural plans.
- Sediment fence to be shown in accordance with marked up Environment Management Plan, prepared by KDG Architects, dwg ADA.08B, dated 1/3/06.

The works shall be carried out and installed in accordance with the approved Vegetation Management Plans.

Note: Amended Vegetation Management Plans, prepared by an Ecologist or qualified Landscape Manager shall be submitted to the Certifying Authority.

Reason: To ensure that the development is in accordance with the determination of Council.

Amendment to approved architectural plans

20. To maintain the amenity of the site and to minimise disruption of the landscape, the proposed access path along the southern side of Units 20-22 shall be deleted. The existing path to the

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north of Units 20-22 is to be used. Amended architectural drawings are to be submitted by the applicant and approved by the Principal Certifying Authority (PCA), prior to issue of the Construction Certificate.

Reason: To maintain the amenity of the site and to minimise disruption of the landscape.

Conditions to be satisfied prior to the issue of the construction certificate or prior to demolition, excavation or construction (whichever comes first)

Landscape establishment bond

21. Prior to the commencement of any development or excavation works or prior to the issue of the Construction Certificate (whichever comes first) the applicant must lodge a \$10,000 landscape establishment bond with Council. This bond is to provide security that the landscape works are completed and maintained in accordance with the approved landscape plan/s and conditions of development consent. The bond shall be lodged in the form of a deposit or bank guarantee.

Fifty percent (50%) of this bond will be refunded upon verification by Council that the landscape works as approved have been satisfactorily completed. The balance of the bond will be refunded 3 years after the initial satisfactory inspection, where landscape works have been satisfactorily established and maintained.

It is the responsibility of the applicant to notify Council in relation to the refunding of the bond at the end of the 3 year period. Where a change of ownership occurs during this period, it is the responsibility of the applicant to make all arrangements regarding transference of the bond and to notify Council of such.

Reason: To ensure that the approved landscaping is established and maintained.

Tree protection bond

22. Prior to the commencement of any development or excavation works or prior to the issue of the Construction Certificate (whichever comes first) the applicant must lodge a \$2000 tree protection bond with Council. This bond is to provide security that the following trees are maintained in a healthy condition as found prior to commencement of work upon the site.

Schedule

Tree/location	Bond value
<i>Angophora costata</i> (Sydney Red Gum) Tree 34	\$2000

The bond shall be lodged in the form of a deposit or bank guarantee. The bond will be returned following issue of the Occupation Certificate, provided the trees are undamaged and are in a healthy condition.

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In the event that any specified trees are found damaged, dying or dead as a result of any negligence by the applicant or its agent or as a result of the construction works at any time during the construction period, Council will have the option to demand the whole or part therefore of the bond.

Reason: To ensure that the trees are maintained in the same condition as found prior to commencement of work.

Infrastructure restoration bond

23. To ensure that damage to Council Property as a result of construction activity is rectified in a timely manner:
- a) All work or activity undertaken in furtherance of the development the subject of this approval must be undertaken in a manner to avoid damage to Council Property and must not jeopardise the safety of any person using or occupying adjacent public areas.
 - b) The applicant, builder, developer or any person acting in reliance on this approval shall be responsible for making good any damage to Council Property, and for the removal from Council Property of any waste bin, building materials, sediment, silt or any other material or article.
 - c) The Infrastructure Restorations Fee must be paid to the Council by the applicant prior to both the issue of the Construction Certificate and the commencement of any earthworks or construction.
 - d) In consideration of payment of the Infrastructure Restorations Fee, Council will undertake such inspections of Council property that Council considers necessary and also undertake, on behalf of the applicant, such restoration work to Council Property, if any, that Council considers to be of a minor nature and necessary as a consequence of the development. The provision of such restoration work by the Council does not absolve any person of the responsibilities contained in (a) and (b) above. Restoration work of a minor nature referred to in this condition is work that the Council can perform at a cost of not more than the Infrastructure Restorations Fee payable pursuant to this condition.
 - e) In this condition:

“**Council Property**” includes any road, footway, footpath paving, kerbing, guttering, crossings, street furniture, seats, litter bins, trees shrubs, lawns, mounds, bushland, and similar structures or features on road reserves or any public place; and

“**Infrastructure Restorations Fee**” means the infrastructure restorations fee calculated in accordance with the Schedule of Fees & Charges adopted by Council as at the date of payment.

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Reason: To maintain public infrastructure.

Conditions to be satisfied during the demolition, excavation and construction phases

Prescribed conditions

24. The applicant shall comply with any relevant prescribed conditions of development consent under clause 98 of the Environmental Planning and Assessment Regulation. For the purposes of section 80A (11) of the Environmental Planning and Assessment Act, the following conditions are prescribed in relation to a development consent for development that involves any building work:

- The work must be carried out in accordance with the requirements of the Building Code of Australia,
- In the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any works commence.

Reason: Statutory requirement.

Statement of compliance with Australian Standards

25. The demolition work shall comply with the provisions of Australian Standard AS2601: 2001 The Demolition of Structures. The work plans required by AS2601: 2001 shall be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plan and the statement of compliance shall be submitted to the satisfaction of the Principal Certifying Authority prior to the commencement of any works.

Reason: To ensure compliance with the Australian Standards.

Demolition, excavation and construction work hours

26. Demolition, excavation, construction work and deliveries of building material and equipment must not take place outside the hours of 7.00am to 5.00pm Monday to Friday and 8.00am to 12.00pm Saturday. No work and no deliveries are to take place on Sundays and public holidays.

Excavation or removal of any materials using machinery of any kind, including compressors and jack hammers, must be limited to between 9.00am and 4.00pm Monday to Friday, with regular breaks of 15 minutes each hour.

Reason: To ensure reasonable standards of amenity to neighbouring properties.

Construction noise

27. During excavation, demolition and construction phases, noise generated from the site shall be controlled in accordance with the recommendations of the approved noise and vibration management plan.

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Reason: To ensure reasonable standards of amenity to neighbouring properties.

Site notice

28. A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted
- display project details including, but not limited to the details of the builder, Principal Certifying Authority and structural engineer
- be durable and weatherproof
- display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice
- be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted

Reason: To ensure public safety and public information.

Dust control

29. During excavation, demolition and construction, adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures must be adopted:

- physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust
- earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed
- all materials shall be stored or stockpiled at the best locations
- the ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs
- all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust
- all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays
- gates shall be closed between vehicle movements and shall be fitted with shade cloth
- cleaning of footpaths and roadways shall be carried out daily

Reason: To protect the environment and amenity of surrounding properties.

Use of road or footpath

30. During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from

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Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

Guarding excavations

31. All excavation, demolition and construction works shall be properly guarded and protected with hoardings or fencing to prevent them from being dangerous to life and property.

Reason: To ensure public safety.

Toilet facilities

32. During excavation, demolition and construction phases, toilet facilities are to be provided, on the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Reason: Statutory requirement.

Construction signage

33. All construction signs must comply with the following requirements:
- are not to cover any mechanical ventilation inlet or outlet vent
 - are not illuminated, self-illuminated or flashing at any time
 - are located wholly within a property where construction is being undertaken
 - refer only to the business(es) undertaking the construction and/or the site at which the construction is being undertaken
 - are restricted to one such sign per property
 - do not exceed 2.5m²
 - are removed within 14 days of the completion of all construction works

Reason: To ensure compliance with Council's controls regarding signage.

Approved plans to be on site

34. A copy of all approved and certified plans, specifications and documents incorporating conditions of consent and certification (including the Construction Certificate if required for the work) shall be kept on site at all times during the demolition, excavation and construction phases and must be readily available to any officer of Council or the Principal Certifying Authority.

Reason: To ensure that the development is in accordance with the determination of Council.

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Conditions to be satisfied prior to the issue of an Occupation Certificate

Infrastructure repair

35. Prior to issue of the Occupation Certificate, the Principal Certifying Authority must be satisfied that any damaged public infrastructure caused as a result of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub contractors, concrete vehicles) is fully repaired to the satisfaction of Council Development Engineer and at no cost to Council.

Reason: To protect public infrastructure.

Certification of drainage works

36. Prior to issue of an Occupation Certificate (and at the completion of works), the applicant shall submit certification from a consulting civil/hydraulic engineer to the Principal Certifying Authority (PCA), that:
- a. Construction of the stormwater drainage system (including but not limited to gutters, downpipes, pits, joints, flushing facilities and all ancillary plumbing) has been carried out by a licensed plumbing contractor, and
 - b. The works have been completed in accordance with the approved Construction Certificate drainage plans and the Plumbing and Drainage Code AS3500,.3.2, and
 - c. All enclosed floor areas, including habitable and garage floor levels, are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices, and
 - d. Retained roofwater is available for toilet flushing and irrigation.

A Works-as-Executed (WAE) drawing of the property stormwater drainage system is to be prepared and submitted to the Principal Certifying Authority (PCA) prior to occupation, issue of an Occupation Certificate or issue of the Final Compliance Certificate. The WAE plan shall show the following as built details, marked in red on the approved construction certificate stormwater drawings:

- a. As built reduced surface and invert levels for all drainage pits and connection points.
- b. As built reduced level(s) at the approved point of discharge to the public drainage system.
- c. Gradients of drainage lines, materials and dimensions.

Reason: To protect the environment.

Completion of landscape works

37. The Principal Certifying Authority shall ensure that the landscape works, have been installed correctly, consistent with the approved landscape plan(s), specification and the conditions of consent.

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Reason: To ensure that the landscape works are consistent with the development consent.

Conditions to be satisfied at all times

Asbestos

38. A person taking down or demolishing or causing to be taken down or demolished any building or part thereof shall, upon identifying or suspecting that asbestos is present in the building, immediately notify the Workcover Authority. The Authority is the controlling body for the safe removal, handling and disposal of asbestos. The Authority supervises and monitors contractors engaged in asbestos removal. The requirements and standards imposed by the Authority, its consultants or contractors shall be complied with.

Reason: To ensure public safety.

Stormwater retention

39. A rainwater retention and re-use system must be provided generally as shown on Northrop Hydraulic Services Drawing DA-SW1 Rev 1. A minimum of 25 000 litres of rainwater storage is to be provided. Re-use of the collected rainwater is to be for toilet flushing and irrigation.

Reason: To protect the environment.

Drainage to dispersal trench

40. Overflow from the rainwater tanks and runoff from any new paved areas is to be either piped to a dispersal trench system positioned parallel to the contours of the subject site at the highest practicable level or piped to the existing stormwater disposal system. The design of any dispersal trench shall comply with the requirements described in Appendix 6 of Councils Water Management Development Control Plan 47, available in hard copy at Council and on the Council website. A typical detail of the trench can be provided by Council development engineers upon request.

Reason: To protect the environment.

Provision of utility services

41. Where required, the adjustment of any utility service facilities must be carried out by the applicant and in accordance with the requirements of the relevant utility authority. These works shall be at no cost to Council. It is the Applicants responsibility to ascertain impacts of the proposal upon utility services and Council accepts no responsibility for any matter arising from its approval to this application involving an influence upon utility services provided by another authority.

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Reason: Provision of utility services

Use of road or footpath

42. During excavation, demolition and construction phases, no building materials, plant or the like are to be stored on the road or footpath without written approval being obtained from Council beforehand. The pathway shall be kept in a clean, tidy and safe condition during building operations. Council reserves the right, without notice, to rectify any such breach and to charge the cost against the applicant/owner/builder, as the case may be.

Reason: To ensure safety and amenity of the area.

Erosion control

43. Temporary sediment and erosion control and measures are to be installed prior to the commencement of any works on the site. These measures must be maintained in working order during construction works up to completion. All sediment traps must be cleared on a regular basis and after each major storm and/or as directed by the Principal Certifying Authority and Council officers.

Reason: To protect the environment from erosion and sedimentation.

Bush Fire Evacuation Plan

44. A Bush Fire Evacuation Plan is to be submitted to the NSW Rural Fire Service - Development Control Services for approval. The evacuation plan is to detail the following:
- a) under what circumstances will the complex be evacuated.
 - b) where will all persons be evacuated to.
 - c) roles and responsibilities of persons co-ordinating the evacuation.
 - d) roles and responsibilities of persons remaining with the complex after evacuation.
 - e) a procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.

Reason: To ensure suitable fire safety measures are in place.

Inner and Outer Protection Areas

45. The property around the new and existing buildings to a distance of 20 metres, shall be maintained as an 'Inner Protection Area' (IPA) and to the North 40 metres, the West, South West and South 10 metres, shall be maintained as an Outer Protection Area (OPA) as outlined within section 4.2.2 in Planning for Bushfire Protection 2001.

Reason: To protect against bush fire.

Construction in accordance with the Australian Standard

46. Construction of new buildings 13-16, 23, 31 & 32 shall comply with AS3959-1999 level 3 'Construction of Buildings in bushfire prone areas'.

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Reason: To protect against bush fire.

Construction in accordance with the Australian Standard

47. Construction of new buildings 24-26 shall comply with AS3959-1999 level 2 'Construction of Buildings in bushfire prone areas'.

Reason: To protect against bush fire.

Construction in accordance with the Australian Standard

48. Construction of all other new buildings shall comply with AS3959-1999 level 1 'Construction of Buildings in bushfire prone areas'.

Reason: To protect against bush fire.

Construction in accordance with the Australian Standard

49. All new and existing buildings shall incorporate gutterless roofing (or leafless guttering) and valleys are to be screened to prevent the build up of flammable material. Products used shall be non-combustible or have a flammability index of not greater than 5 when tested in accordance with AS 1530.2.

Reason: To protect against bush fire.

Tree retention

50. Removal, or pruning of the following trees is not approved as part of this Development Application. A tree report prepared by Earthscape Horticultural Services, dated April 2006, has been submitted. Tree numbers refer to this report.

Tree/Location

- Corymbia gummifera* (Red Bloodwood) Tree 5
Melia azedarach 'Australasica' (White Cedar) Tree 8
Allocasuarina torulosa (Forest Oak) Tree 9
Eucalyptus piperita (Sydney Peppermint) Tree 12
Eucalyptus grandis (Flooded Gum) Tree 13
Corymbia maculata (Spotted Gum) Tree 14
Allocasuarina torulosa (Forest Oak) Tree 23
Eucalyptus grandis (Flooded Gum) Tree 33
Angophora costata (Sydney Red Gum) Tree 34
Angophora costata (Sydney Red Gum) Tree 39
Elaeocarpus reticulatus (Blueberry Ash) Tree 46
Acacia fimbriata (Fringe Wattle) Tree 47
Eucalyptus piperita (Sydney Peppermint) Tree 53
Eucalyptus piperita (Sydney Peppermint) Tree 54

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Reason: To ensure that the development is in accordance with the determination of Council.

Approved tree works

51. Approval is given under this development consent for the following tree works to be undertaken to trees within the subject property:

Tree/Location	Tree Works
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 1	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 1A	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 1B	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 3	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 4	Removal
<i>Angophora costata</i> (Sydney Red Gum) Tree 6	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 10	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 11	Removal
<i>Corymbia gummifera</i> (Red Bloodwood) Tree 15	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 18	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 19	Removal
<i>Corymbia gummifera</i> (Red Bloodwood) Tree 20	Removal
<i>Corymbia gummifera</i> (Red Bloodwood) Tree 21	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 22	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 24	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 26	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 29	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 31	Removal
<i>Angophora costata</i> (Sydney Red Gum) Tree 38	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 40	Removal
<i>Corymbia gummifera</i> (Red Bloodwood) Tree 41	Removal
<i>Hakea salicifolia</i> (Willow Leaved Hakea) Tree 42	Removal
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 55	Removal

Reason: To ensure that the development is in accordance with the determination of Council.

Retention of tall shrubs

52. Prior to any clearing, an Ecologist or Horticulturist should mark any tall shrubs that should be retained as specified in Vegetation Management Plan, prepared by Nyranie Consulting, dwg 1, dated 22/1/07.

Reason: To protect the environment.

Arborist's report

53. The trees to be retained shall be inspected, monitored and treated when necessary by a qualified Arborist before, during and after completion of development works to ensure their

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long term survival. Regular inspections and documentation from the Arborist to the Principal Certifying Authority are required at the following times or phases of work.

Tree/location

All existing trees located on site being retained

Time of inspection

Prior to demolition
At the completion of demolition
Prior to excavation works
At the completion of excavation works
Prior to the start of construction works
At monthly intervals during construction
At the completion of construction works
At the completion of all works on site

Reason: To ensure protection of existing trees.

Canopy/root pruning

54. Canopy pruning of the following tree/s which may be necessary to accommodate the approved building footprint shall be undertaken by an experienced Arborist/Horticulturist, with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate. All other branches are to be tied back and protected during construction as recommended in the arborist report, under the supervision of a qualified arborist.

Tree/Location

Corymbia gummifera (Red Bloodwood) Tree 5
Melia azedarach 'Australasica' (White Cedar) Tree 8
Eucalyptus piperita (Sydney Peppermint) Tree 12
Eucalyptus grandis (Flooded Gum) Tree 13
Corymbia maculata (Spotted Gum) Tree 14
Allocasuarina torulosa (Forest Oak) Tree 23
Eucalyptus grandis (Flooded Gum) Tree 33
Angophora costata(Sydney Red Gum) Tree 34
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Elaeocarpus reticulatus (Blueberry Ash) Tree 46
Acacia fimbriata (Fringe Wattle) Tree 47
Eucalyptus piperita (Sydney Peppermint) Tree 53
Eucalyptus piperita (Sydney Peppermint) Tree 54

Reason: To protect the environment.

Treatment of tree roots

55. If tree roots are required to be severed for the purposes of constructing the approved works they shall be cut cleanly by hand, by an experienced Arborist/Horticulturist with a minimum qualification of the Horticulture Certificate or Tree Surgery Certificate

Reason: To protect existing trees.

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Hand excavation

56. All excavation carried out within the specified radius of the trunk/s of the following tree/s shall be hand dug:

Tree/Location	Radius From Trunk
<i>Corymbia gummifera</i> (Red Bloodwood) Tree 5	4m
<i>Melia azedarach</i> 'Australasica' (White Cedar) Tree 8	3m
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 12	2m
<i>Eucalyptus grandis</i> (Flooded Gum) Tree 13	4m
<i>Corymbia maculata</i> (Spotted Gum) Tree 14	3m
<i>Allocasuarina torulosa</i> (Forest Oak) Tree 23	2m
<i>Eucalyptus grandis</i> (Flooded Gum) Tree 33	3m
<i>Angophora costata</i> (Sydney Red Gum) Tree 34	4m
<i>Angophora costata</i> (Sydney Red Gum) Tree 39	3m
<i>Elaeocarpus reticulatus</i> (Blueberry Ash) Tree 46	3m
<i>Acacia fimbriata</i> (Fringe Wattle) Tree 47	3m
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 53	3m
<i>Eucalyptus piperita</i> (Sydney Peppermint) Tree 54	4m

Reason: To protect existing trees.

No storage of materials beneath trees

57. The applicant shall ensure that at all times during the site works no activities, storage or disposal of materials shall take place beneath the canopy of any tree protected under Council's Tree Preservation Order.

Reason: To protect existing trees.

Removal of refuse

58. All builders' refuse, spoil and/or material unsuitable for use in landscape areas shall be removed from the site on completion of the building works.

Reason: To protect the environment.

Site rehabilitation and landscaping

59. All areas that have been modified during site works, such as around cabins and boardwalks, shall be the first areas for site rehabilitation and landscaping with locally occurring native plants such as *Boronia ledifolia*, *Gahnia clarkei*, *Gleichenia dicarpa* and *Calochlaena dubia* as recommended in Vegetation Management Plan prepared by Nyranie Consulting, dwg 1, dated 22/1/07 and undertaken as part of Landscape works for this application.

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Reason: To protect the environment.

Removal of noxious plants and weeds

60. The following noxious and/or environmental weed species shall be removed from the property prior to completion of the proposed building works

Plant Species

Chlorophytum comosum (Spider Plant)

Conyza sp (Fleabane)

Lantana camara (Lantana - Red Flower)

Paspalum dilatatum (Paspalum)

Phytolacca octandra (Inkweed)

Ligustrum sinense (Small-leaved Privet)

Ochna serrulata (Ochna)

Solanum nigrum (Blackberry Night-shade)

Taraxacum officinale (Dandelion)

Reason: To protect the environment.

Canopy replenishment trees to be planted

61. The canopy replenishment trees to be planted shall be maintained in a healthy and vigorous condition until they attain a height of 5.0 metres whereby they will be protected by Council's Tree Preservation Order. Any of the trees found faulty, damaged, dying or dead shall be replaced with the same species.

Reason: To maintain the treed character of the area.

Construction of fire main

62. The fire main, as shown on the approved plan by Northrop Consulting Engineers, Job No. 05850, Drawing No. DA-FS01, Revision 1, dated 5/7/06, shall be constructed as an "above ground" service where it passes through bushland, and buried when it reaches the edge of perimeter development. The approved plan only relates to the proposed fire services (mains and hydrants), and not the cabins or pathways.

Reason: To ensure that the development is in accordance with the determination of Council.

L Chu

**Development Assessment
Officer**

M Leotta

**Acting Manager
Development Assessment Services**

M Miocic

**Director
Development & Regulation**

Ordinary Meeting of Council - 12 June 2007

1 / 23
Lot B, Lady Game Drive,
Lindfield
DA0785/06
24 May 2007

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Attachments: Report to Council Meeting of 24 April 2007 with attachments - 761770