



REVIEW OF ENVIRONMENTAL FACTORS

Installation of sports netting around an existing roof deck

80-98 Park Road
Hurstville

Prepared for: Danebank Anglican School

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2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the *Director of Finance & Enrolments* as soon as I become aware of a possible conflict of interest.

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Executive Summary

The subject site is located at Nos. 80-98 Park Road, Hurstville, and is legally described as Lots A and B in DP 351016, Lot 21 in DP 660877, Lot A in DP 363725 and Lot B in DP 332108.

The proposed development activity involves the installation of sports netting around an existing roof deck in the Junior School Stage 1 building.

The proposed development is being carried out by The Anglican Schools Corporation (TASC) and is therefore permitted without consent under the provisions of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP).

A Review of Environmental Factors (REF) has been undertaken of the proposed development activity under Part 5 of the EP&A Act and Part 14 of the *Environmental Planning and Assessment Regulation 2000* as amended (EP&A Regulation).

The REF has identified and considered the following:

- from an analysis of the environmental impacts associated with the proposed development activity in accordance with the 1995 Department of Planning publication, *Is an EIS Required?*, it has been determined that preparation of an Environmental Impact Statement is not required;
- from a review of environmental impacts resulting from the proposed development activity it has been determined that the activity will not have any significant adverse impact on the environment;
- the proposal will not have any effect on matters of national significance and approval of the activity under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required;
- the proposal has adequately taken into account the planning principles specified in the *Education SEPP*;
- the proposal meets the objectives of the *Hurstville Local Environmental Plan 2012* (HLEP2012); and
- there are no separate approvals, authorisations or notifications required in relation to the proposed development activity prior to determination under Part 5 of the EP&A Act or under any other Acts.

Consultation was not required for the proposed development.

It is considered that the proposed activity will not result in any significant effects, nor is it likely to have any significant long-term negative impacts on the environment, and can proceed subject to the recommended identified requirements of determination in **Appendix B**.



1. Introduction

1.1 BACKGROUND

This Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is for installation of sports netting at Nos. 80-98 Park Road, Hurstville.

The development is to be carried out by or on behalf of the Anglican Schools Corporation (TASC) and is 'development without consent' under *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP).

This REF has been prepared for TASC, in satisfaction of the provisions of Part 5 of the EP&A Act and Part 14 of the *Environmental Planning & Assessment Regulation 2000* (EP&A Regulation).

A Statement of Compliance accompanying this REF certifies that in accordance with the requirements of Part 5 of the EP&A Act, all matters affecting or likely to affect the environment by reason of the proposed activity have been taken into account to the fullest extent possible and the activity will not have a significant impact on the environment.

1.2 PURPOSE OF THIS REPORT

The purpose of this REF is to assist TASC to fulfil its obligations as a determining authority for the proposed activity in accordance with Part 5 of the EP&A Act and Part 14 of the EP&A Regulation.

The NSW Code of Practice for Part 5 Activities for registered non-government schools provides a five-stage assessment process for Registered Non-government Schools. This REF satisfies Stage 3 of the process.



2. Proposed Activity

The sports netting is to be installed around an existing roof deck area on the western-most building along Park Avenue, known as the Junior School Stage 1 building. The 2.4m high netting is to be installed on top of the existing parapet walls surrounding the roof deck.

The proposed structure will have minimal impact on the existing building and surrounding residences. The existing roof deck is setback within the footprint of the lower levels of the building, will not be visible from the street and will not significantly alter the character of the site. The roof deck is existing and already in use by students at the school, the netting is required to ensure the safety of students and improve the utility for outdoor play.

The Heritage Map indicates that a series of items of environmental heritage are situated on land in the vicinity of the proposed development. Items in the vicinity of the proposal are generally situated to the north-east and include I55 ("Waikouaiti" at 95 The Avenue), I46 (Victorian House at 79 The Avenue), I47 (Victorian House at 81 The Avenue), I50 ("Yuringa" at 85 The Avenue), I51 (Federation house at 87 The Avenue) and I52 ("Sylvan" at 89 The Avenue).

The proposed redevelopment will have no adverse impact on the heritage items facing The Avenue both within and adjacent to the school site due to the visual separation of the proposed buildings from the sites of the heritage items which all front The Avenue, and the minor reversible nature of the activity.

Figure 1 indicates the location of the roof deck within a site plan of the school, Figure 2 is a plan of the roof deck and Figure 3 is a plan of the proposed pole locations.

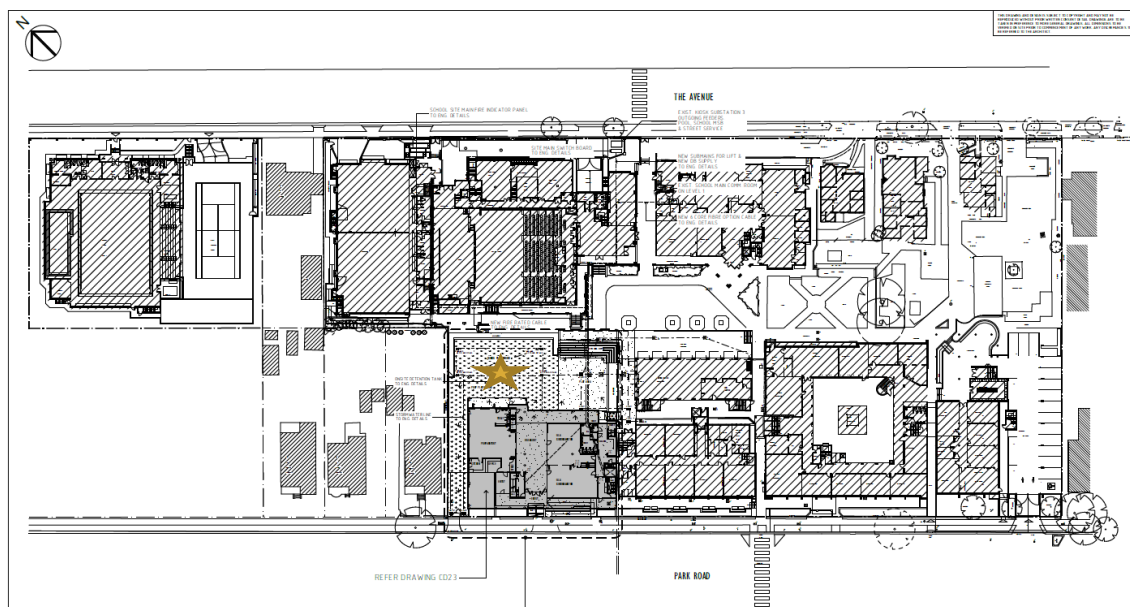


Figure 1 Site plan showing location of roof deck

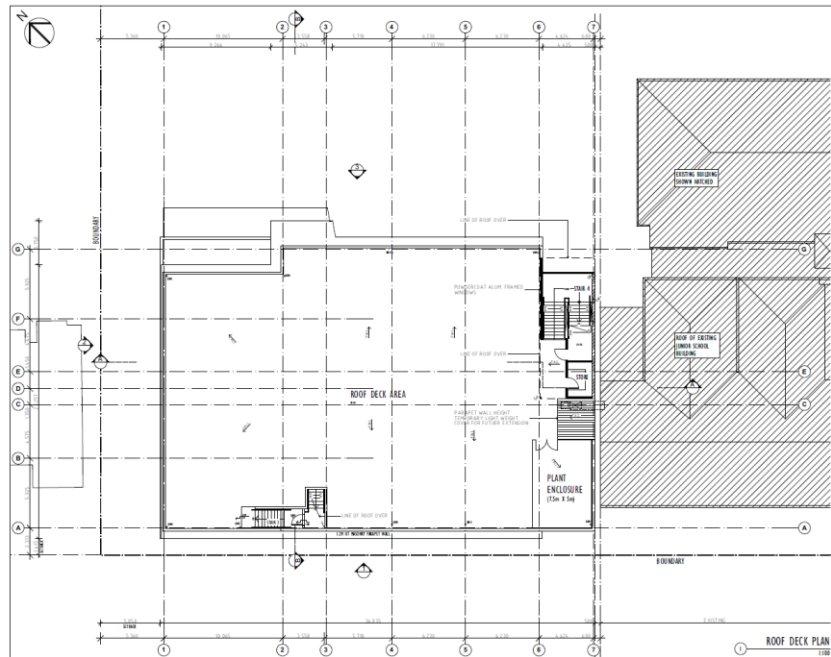


Figure 2 Roof deck plan

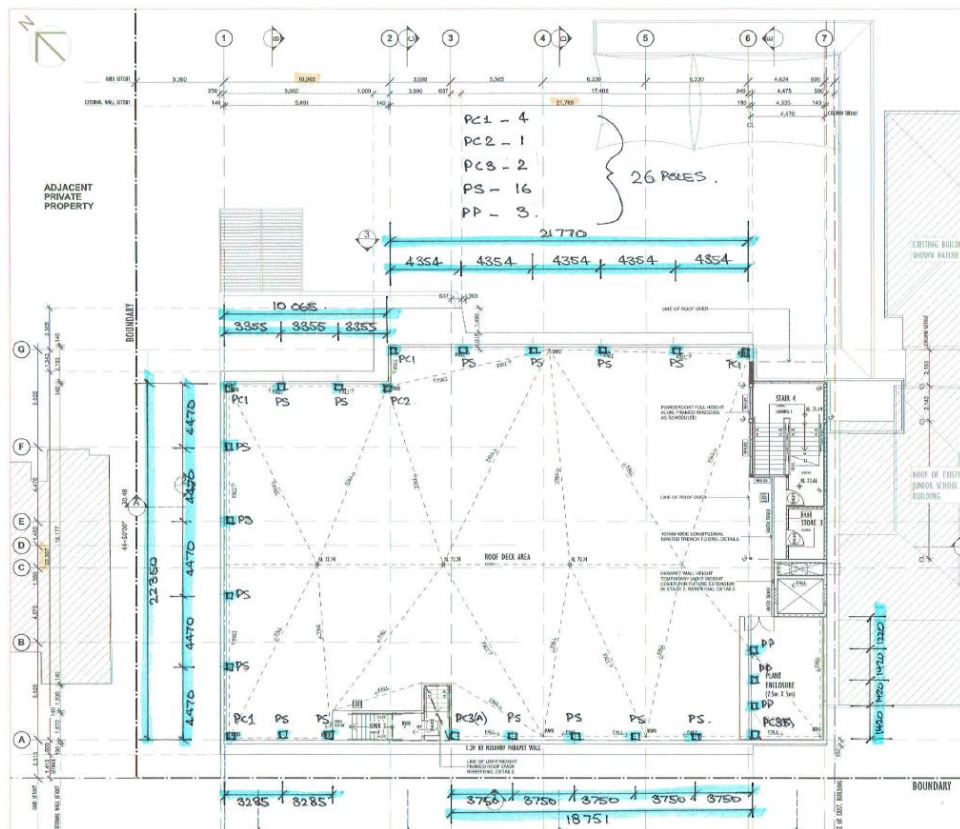


Figure 3 Proposed pole locations

3. Locality and Site Analysis

The subject site is located on the north-eastern side of Park Road to the north-west of the Hurstville commercial core. The site comprises five allotments forming part of the Danebank School campus fronting Park Road and with legal description Lots A and B in DP 351016, Lot 21 in DP 660877, Lot A in DP 363725 and Lot B in DP 332108. The location of the subject site is shown edged red in the aerial image provided Figure 4. The location of the sports netting is indicated by the star in Figure 4.



Figure 4 Development site – Nos. 80-98 Park Road, Hurstville



3.1 SITE DESCRIPTION

A copy of the 149(2) & (5) Planning Certificate (No. PL2018/0150) dated 2 February 2018 is provided at **Appendix A**.

The site has a 91.44m frontage to Park Road, is approximately 46.94m deep and has a total area of 4,531.846m². Spot levels shown on the survey indicate that the site has a cross fall from south-east to north-west and also falls from the rear of the site to the street.

Boundary measurements, existing structures and trees, and spot levels are indicated on the submitted Contour and Detail Plan.

Water, electricity, and telephone facilities are available to the subject site.

3.2 NEIGHBOURING DEVELOPMENT AND LOCALITY

The land use composition is considerably varied in the general locality and transitions quickly from low density residential to high density mixed-used development moving south and south-east towards Hurstville train station and beyond.

The built form in the locality is as varied as the land use composition. The existing school buildings are typically two to three storey structures arranged in blocks with façade lengths of up to 60m.

The adjoining property at No. 100 Park Road, Hurstville contains a single storey dwelling house. Immediately surrounding the school site are a combination of single and two storey dwellings. The dwellings opposite the subject site, on the southern side of Park Road, have a primary frontage to Patrick Street, and therefore 'turn their backs' on the Park Road frontage, characterising the frontage with fencing, garages and outbuildings.

To the south and south-east of the site, along and beyond Queens Road, the built form is characterised by three to four storey residential flat buildings. Further south, the built form again transitions to buildings that are taller with more substantial densities. The street block bounded by Dora Street, Park Road, Queen Road and Macmahon Street is the subject of a current civic master planning exercise which expects significant increases for mixed use and civic development.

A series of heritage items are situated immediately adjacent to and in the vicinity of the subject site. Many of these items are located upon the school grounds and are presently utilised for a variety of purposes by the school.





4. Zoning and Permissibility

The site is zoned SP2 Infrastructure - Educational under *Hurstville Local Environmental Plan 2012* as amended (HLEP2012), originally published on the NSW Legislation website on 7 December 2012. The proposed development is ancillary development to the approved use as a school and is permissible with Council's consent in Zone SP2.

The relevant objectives of Zone SP2, as set out in HLEP2012 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.*

The proposed development provides safety netting to meet the needs of the school students for safety and outdoor play. The proposal is therefore considered to align with the relevant objectives of Zone SP2.

Clause 36 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) permits a range of activities under the 'development without consent' pathway that can be undertaken by Government schools and Registered Non-government Schools subject to the provisions set out under that clause. Table 3 in subsection 6.1.3 of this REF demonstrates compliance with the relevant provisions of Clause 36 of the *Education SEPP*.





5. Planning & Design Framework

5.1 STATE LEGISLATION

5.1.1 Environmental Planning and Assessment Act 1979

DUTY TO CONSIDER ENVIRONMENTAL IMPACT [SECTION 5.5]

For the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity (refer to subsection 1 of Section 5.5).

This REF report addresses the above provisions of Section 5.5 of the EP&A Act. The table below demonstrates the effect of the proposed development activity on the matters listed for consideration in subsections 2, 3 and 4 of Section 5.5.

Table 1 Matters for consideration under sub-sections 2,3 and 4 of Section 5.5 of the EP&A Act

Matter for consideration	Effect of activity
Sub-section 2	
(a) any conservation agreement entered into under the National Parks and Wildlife Act 1974 and applying to the whole or part of the land to which the activity relates, and	No effect, as no conservation agreement under the National Parks and Wildlife Act 1974 (NPWA1974) applies to the subject land.
(b) any plan of management adopted under that Act for the conservation area to which the agreement relates, and	No effect, as no plan of management adopted under the NPWA1974 applies and there is no conservation agreement that relates to the subject land under the NPWA1974.
(c) any joint management agreement entered into under the Threatened Species Conservation Act 1995, and	No effect, as no joint management agreement has been entered into under the Threatened Species Conservation Act 1995 (TSCA1995) in relation to the subject land.
(d) any biobanking agreement entered into under Part 7A of the Threatened Species Conservation Act 1995 that applies to the whole or part of the land to which the activity relates.	No effect, as no biobanking agreement has been entered into under Part 7A of the TSCA1995 in relation to the land to which the activity relates.
Sub-section 3	
Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the Wilderness Act 1987) in the locality in which the activity is intended to be carried on.	No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the Wilderness Act 1987).
Sub-section 4	
Without limiting subsection (1), a determining authority must consider the effect of an activity on:	



Table 1 Matters for consideration under sub-sections 2,3 and 4 of Section 5.5 of the EP&A Act

(a) critical habitat, and	No effect, as there is no critical habitat on the site or in the surrounding locality.
(b) in the case of threatened species, populations and ecological communities, and their habitats, whether there is likely to be a significant effect on those species, populations or ecological communities, or those habitats, and	No effect, as there are no known threatened species, populations and ecological communities, or their habitats on the site or in the surrounding locality.
(c) any other protected fauna or protected native plants within the meaning of the National Parks and Wildlife Act 1974.	No effect, as there is no known protected fauna or protected native plants within the meaning of the NPWA1974 on the site or in the surrounding locality.
Note. If a biobanking statement has been issued in respect of a development under Part 7A of the Threatened Species Conservation Act 1995, the determining authority is not required to consider the impact of the activity on biodiversity values.	

THREATENED SPECIES CONCURRENCE [SECTION 112C]

Under Section 5.7 of the EP&A Act a determining authority (not being a Minister) must not carry out, or grant an approval to carry out, an activity:

- (a) that is to be carried out in respect of land that is, or is part of, critical habitat, or
- (b) that is likely to significantly affect a threatened species, population or ecological community or its habitat, without the concurrence of the Chief Executive of the Office of Environment and Heritage.

The site is not part of critical habitat. There are no threatened species, populations, ecological communities or their habitat on the site and the concurrence of the Chief Executive is not required.

5.1.2 Environmental Planning and Assessment Regulation 2000

FACTORS THAT MUST BE TAKEN INTO ACCOUNT CONCERNING THE IMPACT OF AN ACTIVITY ON THE ENVIRONMENT [CLAUSE 228]

For the purposes of Part 5 of the EP&A Act, the factors in the table below are to be taken into account when consideration is being given to the likely impact of an activity on the environment. The table and comments made in this section of the REF are not mutually exclusive and are to be read in conjunction with the other sections of the REF dealing with the environmental impacts of the proposed development activity.

Table 2 Factors to be taken into account concerning the impact of an activity on the environment

Factor	Nil/NA	Temporary	Minor	Significant (Note 1)
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines. [Note 2]	x			
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the	x			

Table 2 Factors to be taken into account concerning the impact of an activity on the environment

likely impact of the activity on the environment are those referred to in those guidelines. [Note 2]

If no guidelines are in force, will the activity cause:

(a) any environmental impact on the community	x
(b) any transformation of a locality;	x
(c) any environmental impact on the ecosystems of the locality;	x
(d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	x
(e) any effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations;	x
(f) any impact on the habitat of protected or endangered fauna (within the meaning of the National Parks and Wildlife Act 1974);	x
(g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	x
(h) any long-term effects on the environment;	x
(i) any degradation of the quality of the environment;	x
(j) any risk to the safety of the environment;	x
(k) any reduction in the range of beneficial uses of the environment;	x
(l) any pollution of the environment;	x
(m) any environmental problems associated with the disposal of waste;	x
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply;	x
(o) any cumulative environmental effect with other existing or likely future activities.	x
(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 3]	x

Note 1: A 'significant' impact will trigger the need for an Environmental Impact Statement.

Note 2: This means guidelines in force under clause 228, not guidelines such as the Seniors Living Urban Design Guidelines that are in force under other legislation or instruments.

Note 3: The NSW Coastal Planning Guideline: Adapting to Sea Level Rise provides guidance on considering projected climate change conditions such as sea level rise.

5.1.3 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Clause 36 of *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) permits a range of activities under the 'development without consent' pathway that can be



undertaken by Government schools and Registered Non-government Schools subject to the provisions set out under that clause. The table below demonstrates compliance with the relevant provisions of Clause 36 of Education SEPP.

Table 3 Compliance with Clause 36 of the Education SEPP

Provision	Compliance
(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school:	
(a) construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of: (i) a library or an administration building that is not more than 1 storey high, or (ii) a portable classroom (including a modular or prefabricated classroom) that is not more than 1 storey high, or (iii) a permanent classroom that is not more than 1 storey high to replace an existing portable classroom and that is used for substantially the same purpose as the portable classroom, or (iv) a kiosk, cafeteria or bookshop for students and staff that is not more than 1 storey high, or (v) a car park that is not more than 1 storey high,	Not applicable.
(b) minor alterations or additions, such as: (i) internal fitouts, or (ii) alterations or additions to address work health and safety requirements or to provide access for people with a disability, or (iii) alterations or additions to the external facade of a building that do not increase the building envelope (for example, porticos, balcony enclosures or covered walkways),	Not applicable.
(c) restoration, replacement or repair of damaged buildings or structures,	Not applicable.
(d) security measures, including fencing, lighting and security cameras,	The proposal includes the installation of netting around an existing roof deck of Building D.
(e) demolition of structures or buildings (unless a State heritage item or local heritage item).	Not applicable.
(2) However, subclause (1) applies only to development that:	
(a) does not require an alteration of traffic arrangements (for example, a new vehicular access point to the school or a change in location of an existing vehicular access point to the school), or	Complies.



Table 3 Compliance with Clause 36 of the Education SEPP

(b) in the case of development referred to in subclause (1)
(a)—does not allow for an increase in:
(i) the number of students the school can accommodate, or
(ii) the number of staff employed at the school,

Complies.

that is greater than 10% (compared with the average of each of those numbers for the 12-month period immediately before the commencement of the development).

Complies.

(3) Nothing in this clause authorises the carrying out of development in contravention of any existing condition of the most recent development consent (other than a complying development certificate) that applies to any part of the school, relating to hours of operation, noise, car parking, vehicular movement, traffic generation, loading, waste management, landscaping or student or staff numbers.

Complies.

(4) A reference in this clause to development for a purpose referred to in subclause (1) (a), (b) or (c) includes a reference to development for the purpose of construction works in connection with the purpose referred to in subclause (1) (a), (b) or (c).

Noted.

5.1.4 Other State Environmental Planning Policies (SEPPs)

The table below outlines compliance and applicability with State and Environmental Planning Policies (SEPPs).

Table 4 Applicable SEPPs

SEPP	Applicability
SEPP No. 55 – Remediation of Land	The site has a long standing history as a school as demonstrated by historic aerial imagery and it is therefore highly unlikely that the land would be contaminated, or otherwise unsuitable for the use.

There are no other State Environmental Planning Policies applicable to the development.

5.1.5 Other Legislation

There is no other State or Commonwealth legislation applicable to the development.

5.2 LOCAL PLANNING CONTROLS

The applicable LEP for the site is *Hurstville Local Environmental Plan 2012* (HLEP2012). The site is zoned SP2 Infrastructure - Educational under the LEP.

The proposed development is ancillary to the use of the site as a school under the LEP, which is a permissible use in Zone SP2.

Compliance with the relevant provisions and development standards set out in *Hurstville Local Environmental Plan 2012* as amended (HLEP2012) is demonstrated in the following table:



Table 5 Hurstville LEP 2012

Clause	Provision	Required	Proposed	Complies
2.3	Zone objectives and the land use table	Zone SP2 Infrastructure – Educational	The proposal in ancillary to the school, which is a permissible use in the zone.	Yes
4.3	Height of Buildings	(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: 9m.	No change to the existing height of the buildings on the site. <not right – need to check – there is either not a height limit or breach of it has previously been approved – see original SEE. The proposal does increase height as it is on the roof??	Yes
4.4	Floor Space Ratio	(2) The floor space ratio on any land is not to exceed the maximum FSR shown for the land on the Floor Space Ratio Map: 0.6:1.	No change to the existing FSR on the site.	Yes
6.2	Earthworks		No earthworks are required.	N/A
6.7	Essential services		No impact on the existing site services.	Yes

As demonstrated in the table above, the proposal complies with the relevant provisions of the LEP.

5.2.1 Local Development Control Plan (DCP) Compliance

Hurstville Development Control Plan 2012 (HDCP 2012) applies to the site. There are no specific controls relating to the proposed development.





6. Notification, Consultation and Consideration of Responses

Text In accordance with the NSW Code of Practice for Part 5 Activities, Class 1 Minor School Development Works are not required to be notified. A copy of this REF is to be made available on TASC website.





7. Conclusion

7.1 SUMMARY OF KEY ISSUES RAISED IN ASSESSMENT

The proposed activity has been considered in terms of the provisions of Section 5.5 of the EP&A Act and Clause 228 of the EP&A Regulation. Following an analysis of the impacts associated with the proposed development activity it has been determined that an environmental impact statement is not required.

As demonstrated in this REF, the proposed activity is considered to be consistent with the relevant objectives and standards set out in the Education SEPP, SEPP Planning Principles and HLEP2012.

As demonstrated by the assessment undertaken in this REF, there are no impacts of the proposed development. The proposed development will allow The Anglican Schools Corporation to provide safety netting around an existing roof deck. Therefore, the proposed development is considered to be clearly in the public interest.

7.2 RECOMMENDATION

Given the above, it is recommended that TASC proceed with the proposed activity, subject to the following recommendations:

1. Adoption of Identified Requirements listed in Appendix B of this REF.



ANNEXURE A

Section 149 (2) and (5) Certificates



www.georgesriver.nsw.gov.au



GeorgesRiverCouncil



@Georges_River

PLANNING CERTIFICATE ISSUED UNDER SECTION 149(2)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2018/0150**
Your Reference:
Date of Issue: **02/02/2018**

Mr P Mitchell
Level 3, 8 Woodville Street
HURSTVILLE NSW 2220

Property Number:	25592
Property Address:	78 Park Road HURSTVILLE NSW 2220
Legal Description:	Lot 27 DP 1595

This certificate is provided pursuant to Section 149(2) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

Hurstville Service Centre MacMahon and Dora Streets, Hurstville
Kogarah Library and Service Centre Kogarah Town Square, Belgrave Street, Kogarah
Phone: 9330 6400 | Email: mail@georgesriver.nsw.gov.au | Postal address: PO Box 205, Hurstville NSW 1481



Language Assistance 语言援助 مساعدة لغوية Помощь со языком 131 450

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

The following environmental planning instruments apply to the carrying out of development on the land:

Local Environmental Plans

Hurstville Local Environmental Plan 2012 gazetted 7 December 2012

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

No. 19 - Bushland in Urban Areas
No. 21 - Caravan Parks
No. 30 - Intensive Agriculture
No. 33 - Hazardous and Offensive Development
No. 50 - Canal Estate Development
No. 55 - Remediation of Land
No. 62 - Sustainable Aquaculture
No. 64 - Advertising and Signage
No. 65 - Design Quality of Residential Apartment Development
No. 70 - Affordable Housing (Revised Schemes)
No. 71 - Coastal Protection
SEPP (Housing for Seniors or People with a Disability) 2004
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (State Significant Precincts) 2005
SEPP (Mining, Petroleum Production and Extraction Industries) 2007
SEPP (Miscellaneous Consent Provisions) 2007
SEPP (Infrastructure) 2007
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Affordable Rental Housing) 2009
SEPP (State and Regional Development) 2011
SEPP (Vegetation in Non-Rural Areas) 2017
SEPP (Educational Establishments and Child Care Facilities) 2017

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

The following proposed environmental planning instruments that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

On 3 February 2017, the NSW Department of Planning and Environment placed the draft Infrastructure SEPP on public exhibition.

On 3 April 2017, Council placed the draft Georges River Employment Lands Study on public exhibition. <http://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Draft-Plans/Employment-Lands-Study>

In June 2017, Council placed the Draft Guidelines for Places of Public Worship on public exhibition. <https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Draft-Plans/Draft-Guidelines-for-Places-of-Public-Worship>

On 15 November 2017, Council placed a Planning Proposal for 18B Lime Kiln Road, Lugarno (Taylor's Reserve) on public exhibition which changes the land classification from Community land to Operational land under the *Local Government Act 1993*. <http://www.georgesriver.nsw.gov.au/Council/Public-Exhibitions/Planning-Proposal-%E2%80%93-Lime-Kiln-Road,-Lugarno>

(3) The name of each development control plan that applies to the carrying out of development on the land:

The following development control plans apply to the carrying out of development on the land:

Hurstville Development Control Plan No.1.
Development Control Plan No. 2 - Hurstville City Centre.

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environment planning instrument

2. Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described).

(a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2 (a)"),

(b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent,

(c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent,

(d) the purposes for which the instrument provides that development is prohibited within the zone,

Zone R2 Low Density Residential under Hurstville Local Environmental Plan 2012

2 Permitted without consent

Home occupations

3 Permitted with consent

Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Recreation facilities (indoor); Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Water recycling facilities; Water reticulation systems

4 Prohibited

Any development not specified in item 2 or 3.

(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,

(e) There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Hurstville Local Environmental Plan 2012.

(f) whether the land includes or comprises critical habitat,

(f) The land does not include or comprise critical habitat under any environmental planning instrument.

(g) whether the land is in a conservation area (however described),

(g) The land is not located within a conservation area under the provisions of the Hurstville Local Environmental Plan 2012.

(h) whether an item of environmental heritage (however described) is situated on the land.

(h) The land does not contain a heritage item under the Hurstville Local Environmental Plan 2012.

2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

To the extent that the land is within any zone (however described) under:

(a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or

(b) a Precinct Plan (within the meaning of the 2006 SEPP), or

(c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act, the particulars referred to in clause 2(a)-(h) in relation to that land (with a reference to "the instrument" in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 does not apply to the Georges River Council (formerly known as Hurstville City Council) Local Government Area.

3. Complying Development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on that land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Housing Code

Complying development under the Housing Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction .

Rural Housing Code

Complying development under the Rural General Housing Code may not be carried out on the land.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction

General Development Code

Complying development under the General Development Code may be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Alterations) Code may be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivision Code

Complying development under the Subdivision Code may be carried out on the land.

Demolition Code

Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land.

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3), and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed above, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979 but only to the extent that the Council has been so notified by the Department of Finance, Services and Innovation.

Council has not been notified by the Department of Finance, Services and Innovation that the land is affected by the operation of Section 38 or Section 39 of the Coastal Protection Act, 1979.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

4A. Coastal Protection

(1) In relation to a coastal council - whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the Council is satisfied that such an order has been fully complied with.

(1) No, the land is not affected by any current or outstanding order relating to temporary coastal protection works issued under Section 4D of the Coastal Protection Act 1979.

(2) In relation to a coastal council:

(a) Whether the council has been notified under Section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

(b) If works have been so placed - whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

(2) Council has not received notification from the landowner that temporary coastal protection works have been placed on the land and/or adjoining public land.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

(3) (Repealed)

4B Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note: "Existing coastal protection works are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993".

No, according to Council's records the owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges for coastal protection services.

The accuracy of this statement may be reliant in part upon information supplied by a third party. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

5. Mine subsidence

Whether or not the land is proclaimed to be mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) Division 2 of Part 3 of the Roads Act 1993?

(a) The land is not affected by road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) any environmental planning instrument?

(b) The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

(c) The land is not affected by any road widening or road realignment under any resolution of the Council.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding)?

(a) Council has not adopted any policies that restrict development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The Hurstville Development Control Plan No.1 - clause 1.6 Relationship to Other Plans and

Appendix 2 Codes and Policies, identifies the Policies and Codes which affect the land which include:

- Rainwater Tanks Policy,
- Drainage and On Site Detention Policy,
- Home Activities Policy,
- Balcony Enclosure in Residential Flat Buildings Policy
- Code for Commercial Use of Public Footpaths
- Satellite Dishes Policy
- Fences Adjacent to Public Roads Policy
- Code for the Erection of Private Tennis Courts
- Stencilling of Street Driveways Policy
- Underground Electricity Cabling to Developments Policy

Airspace operations - The objective of this clause is to protect airspace around airports. (Refer Clause 6.9, Hurstville Local Environmental Plan 2012).

(b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding)?

(b) Council has not been notified of any policies adopted by any other public authorities that restricts development of this land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

7A. Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

(1) Development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is not subject to flood related development controls.

(2) Development on that land or part of the land for any other purpose is not subject

to flood related development controls.

Note 1: Words and expressions in this clause have the same meanings as in the standard instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

Note 2: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act?

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

9. Contributions plans

The name of each contribution plan applying to the land:

Hurstville Section 94 Development Contributions Plan 2012 (Amendment No. 2) – effective from 19 July 2017.

Georges River Council Section 94A Contributions Plan 2017.

Draft Georges River Council Section 94A Contributions Plan 2017 – Amendment 1 on exhibition from 26 July 2017.

9A Biodiversity certified land

If the land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016, a statement to that effect.

Note. Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the subject land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

10. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Note. Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

10A. Native vegetation clearing set asides

If the land contains a set aside area under section 60ZC of the Local Land Services Act 2013, a statement to that effect (but only if the council has been notified of the existence of the set aside area by Local Land Services or it is registered in the public register under that section).

Council has not been notified by the Local Land Services that the land contains a set aside area nor is the land registered in the public register under section 60ZC of the Local Land Services Act 2013.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

11. Bush fire prone land

If any of the land is bushfire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

12. Property Vegetation Plans

If the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).
The provisions of the *Native Vegetation Act 2003*, do not apply to the Georges River Council (formerly known as Hurstville City Council).

13. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if Council has been notified of the order).

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

14. Directions under Part 3A

If there is direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act that does not have effect, a statement to that effect identifying the provision that does not have effect.
There is no direction by the Minister in force under section 75P (2) (c1) of the *Environmental Planning and Assessment Act 1979* as amended.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (i) the period for which the certificate is current, and*
- (ii) that a copy may be obtained from the head office of the Department, and*

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

(a) Council is not aware of the issue of any current Site Compatibility Certificate (seniors housing) in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) No terms of a kind referred to in Clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate is to include:

(a) The period for which the certificate is current, and

(b) That a copy may be obtained from the head office of the Department.

Council is not aware of the issue of any valid Site Compatibility Certificate (Infrastructure), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A Statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) The period for which the certificate is current, and

(b) That a copy may be obtained from the head office of the Department of Planning.

(2) A statement setting out any terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(1) Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing), in respect of proposed development on the land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(2) No terms of a kind referred to in Clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land – see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) The date on which the certificates ceases to be current (if any), and

- (c) *That a copy may be obtained from the head office of the Department of Planning and Infrastructure.*

There are no current site verification certificates applying to the subject land.

20. Loose-fill asbestos insulation

A statement if the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the Loose-Fill Asbestos Insulation Register maintained by the Secretary of NSW Fair Trading.

No the land to which the certificate relates is not identified on the Loose-Fill Asbestos Insulation Register maintained by the Secretary of NSW Fair Trading.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Any Other Prescribed Matter

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) *that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?*

(a) The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(b) *that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?*

(b) The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

(d) The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

(e) Council has not been provided with a site audit statement, within the meaning of the Act, for this land.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

NOTE

This information is provided pursuant to section 149 (2) of the Environmental Planning and Assessment (EPA) Act 1979 as prescribed by Schedule 4 of the EPA Regulations 2000 and is applicable as of the date of this certificate.

Additional matters pursuant to Section 149 (5)

Additional information provided pursuant to section 149 (5) of the EPA Act 1979, is available upon application and payment of the prescribed fee. Advice will be provided for

the following additional matters not included under Section 149 (2) in accordance with Section 149 (5) and 149 (6) of the Act:

- Council resolutions to prepare draft LEPs/Planning Proposals,
- Flood Studies, and
- Coastal hazards Advice.

Meryl Bishop
Director - Environment and Planning

ANNEXURE B

Identified Requirements



PART A – Standard identified requirements

THE DEVELOPMENT

The following identified requirements have been imposed to ensure that the development activity is carried out in accordance with the plans / documents and any amendments approved under Part 5 of the Environmental Planning & Assessment Act 1979.

1. The development must be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned identified requirements:

Table 6 Identified Requirements				
Title/Name	Reference	Revision/Issue	Date	Prepared by
Safety Netting Poles and Fixings	N18-1234-D01		12/4/18	Steve Hall
Pole Location	N18-1234-D02		30/7/18	Steve Hall

2. All building work is to be undertaken in accordance with the Building Code of Australia and referenced Australian Standards.

OPERATIONAL MATTERS

These identified requirements pertain to the use of the site and have been imposed to ensure that the development and its operation do not interfere with the amenity of the surrounding area.

Public Liability Insurance

3. A valid public liability insurance policy of at least \$10M shall be maintained throughout the demolition / construction works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following identified requirements are to be complied with prior to any work commencing on the site.

Council Notification

4. The council for the area shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of two (2) working days notification shall be given.

Site Safety

5. A sign must be erected in a prominent position on any site on which demolition or building work is being carried out:
 - (a) showing the name, address and telephone number of the responsible TASC contact for the work, and
 - (b) showing the name of the principal contractor (if any) for any and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the work is being carried out, but must be removed when the work has been completed.



Note:

This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

6. Building materials are not to be stored on Council's footpath or roadway.

DURING DEMOLITION/ CONSTRUCTION

The following identified requirements are to be complied with whilst works are occurring on the site.

Hours of Demolition / Construction / Civil Work

7. Demolition / construction / civil work is only permitted on the site between the hours of 7am to 6pm Monday to Friday and 8am to 1 pm on Saturday with no work permitted on Sundays or public holidays.

Pollution Control

8. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the Department of Environment and Climate Change (now Office of Environment and Heritage).
9. Spraying of paint and other materials with the potential to become air borne particulates must only be undertaken in light wind conditions.

Impact of Construction Works

10. TASC shall bear the cost of any necessary adjustments to utility mains and services.
11. Care shall be taken to prevent any damage to adjoining properties. The building contractor may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following identified requirements are to be complied with prior to the occupation of the development.

General

12. The use or occupation of the development shall not commence until all requirements of this approval have been complied with.

PART B – Additional identified requirements

Site Specific Requirements

13. Nil requirements

Requirements resulting from consideration of the council for the area's notification response in the REF

14. Nil requirements, notification not required.

Requirements as requested by public authorities other than councils

15. Nil requirements, external referral not required.

Requirements resulting from consideration of adjoining occupier responses to notification in the REF / consideration of other public submissions received

16. Nil requirements, notification not required.





Specific service / utility agency requirements

17. Nil requirements.

ADVISORY NOTES

- i. Approval of this development activity does not imply or infer compliance with Section 23 of the Disability Discrimination Act 1992. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.



ANNEXURE C

Development Plans



