



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 26 June 2024
at 4:00pm



TABLE OF CONTENTS

LOCAL PLANNING PANEL

1	LPP8/24	DA/1411/2023 - Construction of a 45 place Child Care Centre - 46 Lords Avenue, Asquith	
	Attachment 1:	Draft Conditions of Consent.....	2
	Attachment 2:	Architectural Plans	39
	Attachment 3:	Shadow Plans	51
	Attachment 4:	Plan of Management.....	53
2	LPP4/24	DA/1125/2023 - Construction of 76 place Child Care Centre - 76 New Line Road, Cherrybrook	
	Attachment 1:	Draft Conditions of Consent.....	75
	Attachment 2:	Architectural Plans	131
	Attachment 3:	Landscape Plans	151
	Attachment 4:	Plan of Management.....	155

ATTACHMENT/S

REPORT NO. LPP8/24

ITEM 1

- 1. DRAFT CONDITIONS OF CONSENT**
- 2. ARCHITECTURAL PLANS**
- 3. SHADOW PLANS**
- 4. PLAN OF MANAGEMENT**

DRAFT CONDITIONS OF CONSENT

GENERAL CONDITIONS

Condition				
1. Approved Plans and Supporting Documentation				
The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:				
<u>Approved Plans</u>				
Plan No.	Plan Title	Drawn by	Dated	Council Reference
DA-101 Revision E	Basement	Ntarch Pty Ltd	28/05/2024	
DA-102 Revision E	Ground Floor	Ntarch Pty Ltd	28/05/2024	
DA-103 Revision F	First Floor	Ntarch Pty Ltd	28/05/2024	
DA-104 Revision E	Level 2	Ntarch Pty Ltd	28/05/2024	
DA-202 Revision E	North Elevation	Ntarch Pty Ltd	28/05/2024	
DA-203 Revision E	South Elevation	Ntarch Pty Ltd	28/05/2024	
DA-001 Revision D	Roof/Site Plan	Ntarch Pty Ltd	11/03/2024	
DA-004 Revision D	Waste and Construction Management	Ntarch Pty Ltd	11/03/2024	
DA-010 Revision E	Landscape Plan	Ntarch Pty Ltd	11/03/2024	
DA-011 Revision D	Cut and Fill Plan	Ntarch Pty Ltd	11/03/2024	
DA-201 Revision D	East and West Elevation	Ntarch Pty Ltd	11/03/2024	
DA-301 Revision D	Sections	Ntarch Pty Ltd	11/03/2024	
<u>Supporting Documentation</u>				
Document Title	Prepared by	Dated	Council Reference	
Geotechnical Assessment Ref: 68973-IDF	Ideal Geotech	14/03/2024	D08846208	
Technical Note - Kidtopia Asquith Transport Assessment	Arc Traffic and Transport	15/03/2024	D08843529	
Transport Assessment Ref: P0411rlv7	Arc Traffic and Transport	18/12/2023	D08792900	
Operational Plan of Management	Kidtopia Asquith	16/05/2024	D08884724	
Waste Management Plan	Ntarch Pty Ltd	Undated	D08843314	
Acoustic Addendum Letter Ref: R203725R1	Rodney Stevens Acoustics	08/03/2024	D08843305	
Noise Impact Assessment Ref: 203725R1	Rodney Stevens Acoustics	07/03/2024	D08843304	
Erosion and Sediment Control Plan Ref:	Geba Consulting	12/12/2023	D08843303	

SW02			
CEnvP Review of Combined PSI & DSI Report	CSI	07/03/2024	D08843299
Combined Stage 1 Preliminary and Stage 2 Detailed Site Investigation Report Ref: JN04860 - PSI_DSI - RN15679.1	EHO Consulting	07/03/2024	D08843297
Tree Management Plan Ref: TMP1 Revision C	Horticultural Resources Consulting Group	28/11/2023	D08792862
Concept Stormwater Design Plans Ref: GC23257 Revision C	Geba Consulting	13/12/2023	D08792898
Arboricultural Implication Assessment and Tree Protection Specification - Issue C	Horticultural Resources Consulting Group	28/11/2023	D08792861
Access Report Ref: 23346 Issue A	Vista Access Architects	28/11/2023	D08792859

Reason: To ensure all parties are aware of the approved plans and supporting documentation that apply to the development.

2. Removal of Trees

1. This development consent permits the removal of trees numbered 1, 2, 5, 6, 9 and 10 as identified in the Tree Management Plan prepared by Horticultural Resources Consulting Group dated 28 November 2023.
2. No consent is granted for the removal of trees numbered 3, 4, 7, 8, 11 and 12 as these trees contribute to the established landscape amenity of the area/streetscape.

Note: The removal of any other trees from the site requires separate approval by Council in accordance with Part 1B.6 Tree and Vegetation Preservation of the Hornsby Development Control Plan, 2013.

Reason: To identify only those trees permitted to be removed.

3. Tree Pruning

This development consent does not permit the pruning of any trees.

Note: The pruning of any other trees from the site requires separate approval by Council in accordance with Part 1B.6 Tree and Vegetation Preservation of the Hornsby Development Control Plan 2013.

Reason: To minimise the impact on trees to be retained.

4. Construction Certificate

1. A Construction Certificate is required to be approved by Council or a Principal Certifier prior to the commencement of any construction works under this consent.
2. A separate Roads Act Approval must be obtained from Council for all works within the public road reserve under S138 of the Roads Act 1993.
3. The Construction Certificate plans must be consistent with the Development Consent plans.

Reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation.

5. Section 7.12 Development Contributions

1. In accordance with Section 4.17(1) of the *Environmental Planning and Assessment Act 1979* and the Hornsby Shire Council Section 7.12 Development Contributions Plan 2019-2029, \$25,914.70 must be paid towards the provision, extension or augmentation of public amenities or public services, based on development costs of \$2,591,470.00.
2. The value of this contribution is current as of 12 June 2024. If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Hornsby Shire Council Section 7.12 Development Contributions Plan and the amount payable will be calculated at the time of payment in the following manner:

$$\text{\$C}_{PY} = \frac{\text{\$C}_{DC} \times \text{CPI}_{PY}}{\text{CPI}_{DC}}$$

Where:

\\$C_{PY} is the amount of the contribution at the date of Payment

\\$C_{DC} is the amount of the contribution as set out in this Development Consent

CPI_{PY} is the latest release of the Consumer Price Index (Sydney - All Groups) at the date of Payment as published by the ABS.

CPI_{DC} is the Consumer Price Index (Sydney - All Groups) for the financial quarter at the date of this Development Consent.

3. The monetary contributions shall be paid to Council:
 - a. Prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - b. Prior to the issue of the first Construction Certificate where the development is for building work; or
 - c. Prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - d. Prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

Note: Should the cost of works increase at Construction Certificate stage, a revised contribution amount will be calculated in accordance with the Hornsby Shire Council Section 7.12 Development Contributions Plan.

Note: It is the professional responsibility of the Principal Certifier to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.

Note: In accordance with Ministerial Directions, the payment of contribution fees for development with a cost of works of over \$10 million can be deferred to prior to Occupation Certificate.

Note: The Hornsby Shire Council Section 7.12 Development Contributions Plan may be viewed at www.hornsby.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

Note: To arrange a Payment Advice for the monetary contributions, please contact Council's Customer Service Team on 9847 6666.

Reason: To address the increased demand for community infrastructure resulting from the approved development.

6. Housing and productivity contribution

- The housing and productivity contribution (**HPC**) set out in the table below, but as adjusted in accordance with condition 6.2, is required to be made:

Housing and productivity contribution	Amount
Total housing and productivity contribution	\$19,111.38

- The amount payable at the time of payment is the amount shown in condition 6.1 as the total housing and productivity contribution adjusted by multiplying it by:

Highest PPI number
Consent PPI number

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and **PPI** have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

- The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

In the Table, **HPC Order** means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).
5. If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.
6. Despite condition 6.1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Reason: To help fund the delivery of State infrastructure in high-growth areas.

7. Retaining Walls

To ensure the stability of the site, structural details of all required retaining walls must be submitted with the application for the Construction Certificate.

Reason: To ensure the stability of the site and adjoining properties.

**BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

	Condition
8. Building Code of Australia	<p>Detailed plans, specifications and supporting information is required to be submitted to the certifying authority detailing how the proposed building work achieves compliance with the National Construction Code - Building Code of Australia. All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.</p> <p><i>Reason: Prescribed condition - EP&A Regulation section 69(1).</i></p>
9. Fire System Boosters and Pumps	<p>When a fire rated wall is required to provide protection for fire hydrants, sprinkler boosters or pumps that are situated forward of the building line, an architectural plan shall be submitted to Council for written approval demonstrating any screening treatment proposed that protects the visual amenity of the streetscape. The architectural plan shall be drawn to scale, detail the location, appearance and</p>

<p>type of screening treatment proposed.</p> <p>Architectural details can be forwarded to Hornsby Certifiers at: hornsbycertifiers@hornsby.nsw.gov.au, ph: 9847 6787.</p> <p><i>Reason: To ensure adequate protection is provided to NSW Fire & Rescue and to minimise the visual impact on the streetscape.</i></p>
<p>10. Fire Safety Schedule</p> <p>A schedule of all proposed essential fire safety measures to be installed in the building (e.g. hydrants, hose reels, emergency warning systems etc.) shall be submitted with the construction certificate application. The schedule shall distinguish between existing and proposed fire safety measures.</p> <p><i>Reason: To ensure all fire safety measures are identified to protect life and property.</i></p>
<p>11. Appointment of a Project Arborist</p> <p>To ensure the trees that must be retained are protected, a project arborist with AQF Level 5 qualifications must be appointed to assist in ensuring compliance with the conditions of consent and provide monitoring reports as specified by the conditions of consent.</p> <p>Details of the appointed project arborist must be submitted to Council and the Principal Certifier with the application for the construction certificate/subdivision works certificate.</p> <p><i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i></p>
<p>12. Stormwater Drainage</p> <p>The stormwater drainage system for the development must be designed for an average recurrence interval (ARI) of 20 years and be gravity drained in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. Connected to an existing Council piped drainage system via an on-site detention system and discharged to Pit 8702. <ol style="list-style-type: none"> a. The connection to Council's drainage Pit 8702 or pipeline must be inspected by a Council Engineer in the Planning Division. Prior to the connection, an application must be made to Council and all fees paid. <p><i>Note: An inspection booking can be made by calling Council on 9847 6787.</i></p> b. Prior to the issue of an Occupation Certificate a Compliance Certificate must be obtained from the Council for the connection to Council's drainage system. 2. Pump out storage to be designed in accordance with Australian Standard AS 3500.3. <p><i>Reason: To ensure appropriate provision for management and disposal of stormwater.</i></p>
<p>13. On-Site Stormwater Detention</p> <p>An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. Have a capacity of not less than 5 cubic metres, and a maximum discharge (when full) of 23 litres per second. 2. Have a surcharge/inspection grate located directly above the outlet. 3. Discharge from the detention system must be controlled via 1 metre length of pipe, not less than

50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system.

4. Where above ground and the average depth is greater than 0.3 metres, a 'pool type' safety fence and warning signs must be installed; and
5. Not be constructed in a location that would impact upon the visual or recreational amenity of residents.

Reason: To manage stormwater flows to minimise potential flooding.

14. Internal Driveway/Vehicular Areas

The driveway and parking areas on site must be designed, constructed and a Construction Certificate issued in accordance with Australian Standards AS2890.1, AS3727 and the following requirements:

1. A Boundary Levels application must be obtained from Council for the design of the internal driveway.
2. The driveway be a rigid pavement.
3. Longitudinal sections along the access driveway shall be submitted to the Principal Certifier in accordance with the relevant sections of Australian Standards AS2890.1. The maximum grade shall not exceed 1 in 4 (25%) with the maximum changes of grade of 1 in 8 (12.5%) for summit grades and 1 in 6.7 (15%) for sag grades. Any transition grades shall have a minimum length of 2 metres. The longitudinal sections shall incorporate the design levels obtained by Council.

Reason: To provide safe vehicle and pedestrian access.

15. Identification of Survey Marks

A registered surveyor must identify all survey marks in the vicinity of the proposed development. Any survey marks required to be removed or displaced as a result of the proposed development shall be undertaken by a registered surveyor in accordance with Section 24 (1) of the *Surveying and Spatial Information Act 2002* and following the Surveyor General's Directions No.11 Preservation of Survey Infrastructure.

Reason: To identify and protect the State's survey infrastructure.

16. Footpath

A concrete footpath must be designed across the full frontage of the subject site in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements:

1. The existing footpath being removed.
2. Pouring of the concrete footpath to the full frontage of the subject site.
3. The land adjoining the footpath to be fully turfed.
4. Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority.
5. Detailed engineering plans are to be submitted to Council for approval.

Reason: To provide safe pedestrian movement.

17. Road Works

All road works approved under this consent must be designed in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements:

1. The existing kerb and gutter is to be removed and reconstructed. All redundant access crossings are to be removed and the area made good.
2. The existing road pavement to be saw cut a minimum of 300 mm from the existing edge of the bitumen and reconstructed.
3. The submission of a compaction certificate from a geotechnical engineer for any fill within road reserves, and all road sub-grade and road pavement materials.
4. Detailed engineering plans are to be submitted to Council for approval.

Reason: To ensure infrastructure works are designed and constructed to appropriate standards and requirements of the Roads Act 1993.

18. Waste Management Details

The following waste management requirements must be complied with:

1. The bin storage area must be increased from 3m x 2.1m to 3m x 2.5m.
2. The gate to the bin storage area must be increased from 850mm clear to no less than 950mm clear (wider is better).
3. The waste storage area must be screened by a visual barrier to a height of at least 1.5m. Bins must not be visible from the public domain. Screening must not rely on the growth of plants, but they may supplement it.
4. For all bin carting routes, the path must be smooth hard surface. (Concrete pavement, tiles, linoleum for example is acceptable, but carpet, pebbles, stepping stones, grass etc is not acceptable).
5. There must be no steps, lips or other floor obstruction along any bin carting route. Ramps and service lifts are acceptable.
6. The gradient of the bin carting route from the bin storage to the street must not exceed 1:14. The bin carting route must be an accessible path of travel in accordance with AS1428 Design for access and mobility.
7. Bin storage area must not be used for any other purpose. Meters, power boards, piping, trees, air-conditioning units etc must not be located in the bin storage area. The bin storage area must be free from obstructions and comply with the following requirements:
 - a) The floor of the bin storage area must have a smooth and even surface that is finished so it is non-slip, sealed and impervious, and covered at all intersections.
 - b) The walls must be finished with smooth faced non-absorbent material capable of being cleaned.
 - c) The bin storage area must include artificial lighting and adequate ventilation in accordance with AS1668.4 The use of ventilation and airconditioning in buildings, Part 4 Natural ventilation of buildings.
 - d) The bin storage bay must be provided with an adequate supply of water through a nearby

tap and hose for cleaning, and graded floors draining to:

- i. garden or lawn (not stormwater or sewer) if unroofed; or
 - ii. sewer (not stormwater) if roofed.
- e) The doors must be robust and must be lockable (but able to be opened from the inside without a key).
8. The following general waste and recycling facilities must be provided within the child care centre:
- a. Integrated within the kitchen and staff room design, dual pull-out under bench waste bins must be incorporated in the joinery of the kitchen. The kitchen and staff room must all be provided with two containers approximately 15-30L each, one each for general waste and recycling, stored within a kitchen cupboard. Each playroom must similarly be provided with two separate containers, one each for general waste and recyclable materials with sufficient volume for one day.

Reason: To ensure the adequate management of waste to protect the environment and local amenity.

19. Dilapidation Report

1. Prior to the commencement of any works on site, the applicant must submit for approval by the Principal Certifier (with a copy forwarded to Council) a 'Dilapidation Report' detailing the structural condition of the adjoining properties:
 - a. Lot 1 DP 1239408, No. 42 Lords Avenue, Asquith
 - b. CP SP 94588, No. 48-50 Lords Avenue, Asquith
 - c. CP SP 92666, No. 447 Pacific Highway, Asquith
2. The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members, and other similar items. The report must be completed by a chartered structural/geotechnical engineer. A copy of the dilapidation report must be submitted to Council.
3. In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principal Certifier.

Note: This documentation is for record keeping purposes only and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: To record the condition of adjoining properties and public land to resolve any dispute over damage from works.

20. Mechanical Equipment

Prior to the issue of the Construction Certificate, a mechanical plant noise assessment of all proposed mechanical equipment must be undertaken by a suitably qualified Acoustic Consultant and a report certifying that the operation of all proposed equipment will not exceed the project noise trigger levels as detailed in the Acoustic Assessment Ref: 230725R1, Rev. 3, prepared by Rodney

<p>Stevens Acoustics, dated 7 March 2024, at any boundary upon installation must be submitted to the Principal Certifier.</p> <p><i>Reason: To ensure buildings are designed and constructed to minimise impacts on receivers.</i></p>
<p>21. Construction Management Plan</p> <p>To assist in the protection of the public, the environment and Council's assets, a separate Construction Management Plan must be prepared by a suitably qualified environmental consultant in consultation with a qualified traffic engineer and AQF 5 arborist and submitted to Council's Compliance Team via Council's Online Services Portal for review and written approval.</p> <p>The Construction Management Plan (CMP) must include the following details:</p> <ol style="list-style-type: none"> 1. Description of the works <ol style="list-style-type: none"> a. A description of the scope of works for all stages of development. b. Site plans for all stages of works including the location of site sheds, concrete pump, and crane locations, unloading, and loading areas, waste and storage areas, existing survey marks, vehicle entry, surrounding pedestrian footpaths and hoarding (fencing) locations. c. The CTMP plans shall be in accordance with all other plans submitted to Council as part of this development proposal. d. A statement confirming that no building materials, work sheds, vehicles, machines, or the like shall be allowed to remain in the road reserve area without the written consent of Hornsby Shire Council. e. If there is a requirement to obtain a Work Zone, Out of Hours permit, partial Road Closure or Crane Permit, the Plan must detail these requirements and include a statement that an application to Hornsby Shire Council will be made to obtain such a permit. f. The Plan must state that the applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Hornsby Shire Council in order to ensure the above. g. The CMP must detail all responsible parties ensuring compliance with the document and include the contact information for developers, builder, Principal Certifier, and any emergency details during and outside work hours. 2. A Construction Traffic Management Plan (CTMP) including the following: <ol style="list-style-type: none"> a. The order of construction works and arrangement of all construction machines and vehicles being used during all stages. b. The CTMP plans shall be in accordance with all other plans submitted to Council as part of this development proposal. c. The Plan shall be in compliance with the requirements of the Roads and Maritime Services <i>Traffic control at work sites Manual 2018</i> and detail: <ol style="list-style-type: none"> i. Public notification of proposed works ii. Long term signage requirements iii. Short term (during actual works) signage iv. Vehicle Movement Plans, where applicable

- v. Traffic Management Plans;
 - vi. Pedestrian and Cyclist access and safety.
- d. Traffic controls including those used during non-working hours. Pedestrian access and two-way traffic in the public road must be able to be facilitated at all times.
 - e. Details of parking arrangements for all employees and contractors, including layover areas for large trucks during all stages of works. The parking or stopping of truck and dog vehicles associated with the development will not be permitted other than on the site and the plan must demonstrate this will be achieved.
 - f. Proposed truck routes to and from the site including details of the frequency of truck movements for all stages of the development.
 - g. Swept path analysis for ingress and egress of the site for all stages of works.
 - h. The total quantity and size of trucks for all exportation of fill on site throughout all stages of works, and a breakdown of total quantities of trucks for each stage of works.
 - i. The number of weeks trucks will be accessing and leaving the site with excavated fill material.
 - j. The maximum number of trucks travelling to and from the site on any given day for each stage of works.
 - k. The maximum number of truck movements on any given day during peak commuting periods for all stages of works.
 - l. If there is a requirement to obtain a Work Zone, Out of Hours permit, partial Road Closure or Crane Permit, the Plan must detail these requirements and include a statement that an application to Hornsby Shire Council will be made to obtain such a permit.
3. A Construction Waste Management Plan detailing the following:
 - a. A table of information detailing cut and in-situ fill calculations for all stages for works. The table must include specified dimensions (WxLxD) and total cubic metres.
 - b. Details of the excavation of soil and fill, the classification of the fill, disposal methods and authorised disposal depots that will be used for the fill.
 - c. A scaled site plan including levels of the extent of cut on the site, forming part of the proposed development.
 - d. Asbestos management requirement and procedures for removal and disposal from the site in accordance with AS 2601-2001 - 'The Demolition of Structures', and the Protection of the Environment Operations (Waste) Regulation 2005.
 - e. General construction waste details including construction waste skip bin locations and litter management for workers.
 4. A Tree Protection Plan (TPP) prepared by an AQF 5 Arborist in accordance with any approved Arboricultural Impact Assessment and tree location plans, detailing the following:
 - a. A site plan showing tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and specific details of tree protection measures inclusive of distances (in metres) measured from tree trunks.
 - b. Construction methodology to avoid damage to trees proposed to be retained during

- construction works.
- c. Specifications on tree protection materials used and methods within the TPZ or SRZ.
 - d. Location of dedicated material storage space on site outside of TPZ's and SRZ's for retained trees.
5. A Construction Noise and Vibration Management Plan (CNMP) which includes:
 - a. Existing noise and vibration levels within the proximity of the proposed development site.
 - b. Details of the extent of rock breaking or rock sawing works forming part of the proposed development works.
 - c. The maximum level of noise and vibration predicted to be emitted during each stage of construction.
 - d. The duration of each stage of works where the maximum level of noise and vibration are predicted to be emitted for.
 - e. Details of mitigation measures, inclusive of respite periods, that will meet acoustic standards and guidelines at each stage of works.
 - f. Details of a complaints handling process for the surrounding neighbourhood for each stage of works.
 6. An Erosion and Sediment Control Plan (ESCP) that describes all erosion and sediment controls to be implemented in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th Edition), which includes:
 - a. A site survey which identifies contours and approximate grades and the direction(s) of fall.
 - b. Locality of site and allotment boundaries.
 - c. Location of adjoining road(s) and all impervious surfaces.
 - d. Location of site access and stabilisation of site access.
 - e. Provision for the diversion of run off around disturbed areas.
 - f. Location of material stockpiles.
 - g. Proposed site rehabilitation and landscaping; staging of construction works.
 - h. Maintenance program for erosion and sediment control measures.
 - i. Provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)
 7. A de-watering plan that describes all controls to be implemented for the disposal of water that accumulates within any site excavation areas.
 8. The CMP must detail all responsible parties ensuring compliance with the document and include the contact information for developers, builder, Principal Certifier, and any emergency details during and outside work hours.
 9. A site specific 'Unexpected Finds Protocol' is to be developed and submitted to Council. The Unexpected Finds Protocol must be made available for reference for all occupants and/or site workers in the event contamination is discovered, including asbestos.
- Note: The CMP must be lodged via Council's Online Services Portal at: <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following*

<p><i>menu options: Applications > New Applications > Under 'Application Types': Management Plans.</i></p> <p><i>Reason: To document construction measures to protect the public and the surrounding environment.</i></p>
<p>22. Geotechnical Requirements</p> <p>The development must be designed and carried out in accordance with the recommendations in the Geotechnical Report prepared by Ideal Geotech dated 14 March 2024. Details of the implemented recommendations are to be provided to the Principal Certifier with the application for a Construction Certificate.</p> <p><i>Reason: To ensure the stability of the site and adjoining properties.</i></p>

BEFORE BUILDING WORK COMMENCES

Condition
<p>23. Site Sign</p> <ol style="list-style-type: none"> 1. A sign must be erected in a prominent position on any site on which any approved work involving excavation, erection or demolition of a building is being carried out detailing: <ol style="list-style-type: none"> a. The name, address, and telephone number of the Principal Certifier. b. the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and c. Unauthorised entry to the work site is prohibited. 2. The sign must be maintained during excavation, demolition and building work is being carried out and must be removed when the work has been completed. <p><i>Reason: Prescribed condition EP&A Regulation, section 70(2) and (3).</i></p>
<p>24. Protection of Adjoining Areas</p> <p>A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:</p> <ol style="list-style-type: none"> 1. Could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic. 2. Could cause damage to adjoining lands by falling objects; and/or 3. Involve the enclosure of a public place or part of a public place; and/or 4. Have been identified as requiring a temporary hoarding, fence, or awning within the Council approved Construction Management Plan (CMP). <p><i>Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.</i></p> <p><i>Reason: To ensure public safety and protection of adjoining land.</i></p>
<p>25. Toilet Facilities</p> <ol style="list-style-type: none"> 1. To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio

of one toilet for every 20 persons employed at the site.

2. Each toilet must:
 - a. Be a standard flushing toilet connected to a public sewer; or
 - b. Be a temporary chemical closet approved under the *Local Government Act 1993*; or
 - c. Have an on-site effluent disposal system approved under the *Local Government Act 1993*.

Reason: To ensure adequate toilet facilities are provided.

26. Erosion and Sediment Control Measures

Install and maintain adequate sediment and erosion control measures for the duration of all works, until such a time that sediment, sediment laden water or any other material/substance can no longer migrate from the premises. The measures are to be installed and maintained in such a manner as to prevent sediment, sediment-laden water, or any other materials and substances migrating from the site onto neighbouring land, the roadway, waters and/or into the stormwater system, and in accordance with:

- a. The publication *Managing Urban Stormwater: Soils and Construction 2004* (4th edition) - 'The Blue Book'.
- b. *Protection of the Environment Operations Act 1997*; and
- c. The approved plans

Controls are to be monitored and adjusted where required throughout the works to ensure compliance with the above

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning. If you are unsure in how to achieve compliance with this condition during works, you may need to engage the services of a suitably qualified environmental, soil or geotechnical consultant to assist.

Reason: To minimise impacts on the water quality of the downstream environment.

27. Garbage Receptacle

A garbage receptacle must be provided at the work site before works begin and must be maintained until all works are completed.

1. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.
2. The receptacle lid must be kept closed at all times, other than when garbage is being deposited.
3. Food scraps must be placed in the garbage receptacle and not in demolition and construction waste bins.

Reason: To maintain the site in a clean condition and protect local amenity.

28. Installation of Tree Protection Measures

1. Trees to be retained and numbered 8, 11 and 12 as identified on the Tree Management Plan prepared by Horticultural Resources Consulting Group dated 28 November 2023 must have tree protection measures for the ground, trunk and canopy installed by the project arborist as follows:
 - a. For the duration of demolition and construction works, in accordance with the Tree

Management Plan prepared by Horticultural Resources Consulting Group dated 28 November 2023.

2. Tree protection fencing for the trees to be retained numbered 11 and 12 must be installed by the engaged AQF 5 project arborist and consist of 1.8m high temporary fencing panels installed in accordance with Australian Standard AS4687-2007 Temporary fencing and hoardings.
3. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates, and liquids from entering the tree protection zone.
4. Tree crown protection measures are required and must be installed by the AQF 5 project arborist.
5. The circumference of the trunk(s) must be wrapped in hessian material to provide cushioning for the installation of timber planks.
6. Timber planks (50 x100mm) must be spaced at 100mm intervals and must be attached using adjustable ratchet straps.
7. All tree protection zones must have a layer of wood-chip mulch at a depth of between 150mm and 300mm.
8. Where wood-chip mulch is permitted by Council instead of tree protection fencing within the tree protection zones, the woodchip must be covered with a layer of geotextile fabric and rumble boards.

Reason: To minimise impacts on the water quality of the downstream environment.

29. Waste Management Details

Prior to the commencement of any works, the ongoing waste collection service must be cancelled and the bins retrieved by the waste collection service provider.

Note: For residential properties, Council is the waste collection service provider.

Reason: to prevent loss of bins and to avoid the property owner having to pay for a service that will be unused during the demolition and construction stages.

DURING BUILDING WORK

	Condition
30. Hours of Work	<ol style="list-style-type: none"> 1. All work on site (including remediation, demolition, construction, earth works and removal of vegetation), must only occur between 7am and 5pm Monday to Saturday. 2. No work is to be undertaken on Sundays or public holidays. <p><i>Reason: To protect the amenity of neighbouring properties.</i></p>
31. Environmental Management (Air Pollution)	<p>The Applicant must take all reasonable steps to minimise dust generated during all works (including remediation, demolition, earth works and construction) authorised by this consent. During works, the Applicant must ensure that:</p>

<ol style="list-style-type: none"> 1. Exposed surfaces and stockpiles are suppressed by regular watering. 2. All trucks entering or leaving the site with loads have their loads covered. 3. Trucks associated with the development do not track dirt onto the public road network. 4. Public roads used by these trucks are kept clean; and 5. Land stabilisation works are carried out progressively on site to minimise exposed surfaces. <p><i>Reason: To minimise impacts to the natural environment and public health.</i></p>
<p>32. Street Sweeping</p> <ol style="list-style-type: none"> 1. During works (including remediation, demolition, earth works and construction) and until exposed ground surfaces across the site have been stabilised, street sweeping must be undertaken following sediment tracking from the site. 2. The street cleaning service must utilise a 'scrub and dry' method and be undertaken for the full extent of any sediment tracking. <p><i>Note: The above Item does not permit for sediment and/or any other materials/substances to exit the site in a way that constitutes water pollution as defined in the Protection of the Environment Operations Act 1997 or in a manner that contravenes other conditions in this consent</i></p> <p><i>Reason: To minimise impacts to the natural environment.</i></p>
<p>33. Council Property</p> <p>To ensure that the public reserve is kept in a clean, tidy, and safe condition during construction works, no building materials, waste, machinery, or related matter is to be stored on the road or footpath.</p> <p><i>Reason: To protect public land.</i></p>
<p>34. Disturbance of Existing Site</p> <p>During construction works, the existing ground levels of open space areas and natural landscape features, including natural rock-outcrops, vegetation, soil, and watercourses must not be altered unless otherwise nominated on the approved plans.</p> <p><i>Reason: To protect the natural features of the site.</i></p>
<p>35. Soil Management (Excavation only)</p> <p>While site work is being carried out, the Principal Certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the Principal Certifier or Council (where a principal certifier is not required). 2. Tipping dockets for the total volume of excavated material that are received from the licensed waste management facility must be provided to the Principal Certifier prior to the issue of an Occupation Certificate. <p><i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not</i></p>

<i>contaminated and is safe for future occupants.</i>	
36. Landfill Not Permitted	<p>The importation of fill material associated with earthworks, or structural or engineering works, is not permitted as part of this consent.</p> <p><i>Reason: To minimise environmental impacts from landform modification.</i></p>
37. Prohibited Actions within the Fenced Tree Protection Zone	<p>The following activities are prohibited within the approved fenced tree protection zones unless otherwise approved by Council:</p> <ol style="list-style-type: none"> 1. Soil cutting or filling, including excavation and trenching. 2. Soil cultivation, disturbance, or compaction 3. Stockpiling storage or mixing of materials 4. The parking, storing, washing, and repairing of tools, equipment, and machinery. 5. The disposal of liquids and refuelling 6. The disposal of building materials 7. The siting of offices or sheds 8. Any action leading to the impact on tree health or structure. <p><i>Reason: To protect trees during construction.</i></p>
38. Maintaining the Health of Trees Approved for Retention	<p>The appointed project arborist must monitor and record any and all necessary actions required to maintain tree health and condition for retained trees.</p> <p><i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i></p>
39. Approved Works within Tree Protection Zone incursions	<ol style="list-style-type: none"> 1. Where tree root pruning is required for the installation of piers, driveway or underground services, the pruning must be overseen by the AQF 5 project arborist and must be undertaken as follows: <ol style="list-style-type: none"> a. Using sharp secateurs, pruners, handsaws, or chainsaws with the final cut being clean. b. The maximum diameter of roots permitted to be cut is 30 mm. 2. Approved excavations within the Tree Protection Zone of trees to be retained not associated with installation of services must be undertaken as follows: <ol style="list-style-type: none"> a. Excavations associated with the basement and building footprint and within the Tree Protection Zone of tree numbered 11 must be overseen by the AQF 5 project arborist retaining 1.2 to 1.4m of the root containing soil above the excavation in accordance with the Arboricultural Implication Assessment (AIA) prepared by Horticulture Resources Consulting Group dated 28 November 2023 and allow pruning in accordance with condition No. 40.1. 3. No changes of grade within the Tree Protection Zone of trees numbered 11 and 12 on the approved Tree Protection Plans, are permitted.

<p>4. To minimise impacts within the Tree Protection Zone (TPZ) of trees retained, the installation of services must be undertaken as follows:</p> <ol style="list-style-type: none"> The AQF 5 project arborist must be present to oversee the installation of any underground services which enter or transect the tree protection. The installation of any underground services which either enter or transect the designated TPZ must be undertaken manually. For manually excavated trenches the AQF 5 project arborist must designate roots to be retained. Manual excavation may include the use of pneumatic and hydraulic tools. <p>5. Where scaffolding is required, ground protection must be installed beneath the scaffolding in the following order:</p> <ol style="list-style-type: none"> Installation of a 100mm deep layer of woodchip; and Installation of geotextile fabric ground covering; and Installation of scaffold boarding above the woodchip and geotextile fabric. <p><i>Reason: To protect trees during construction.</i></p>
<p>40. Building Materials and Site Waste</p> <p>The stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, wastewater or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent of any tree to be retained.</p> <p><i>Reason: To protect trees during construction.</i></p>
<p>41. Waste Management Details</p> <p>Requirements of the approved Waste Management Plan shall be complied with during all site preparation works, demolition and throughout all construction works. When implementing the Waste Management Plan, the developer is to ensure:</p> <ol style="list-style-type: none"> The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the <i>Protection of Environment Operations Act 1997</i>. All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the <i>Protection of Environment Operations Act 1997</i>. Generation, storage, treatment and disposal of hazardous waste is conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by SafeWork NSW. All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it. All materials and resources that are to be stored on site during construction works are contained on the site. The provisions of the <i>Protection of Environment Operations Act 1997</i> must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses. The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works.

<p>7. Additionally, written records of the following items must be maintained during the removal of any waste from the site and such information submitted to the Principal Certifying Authority within fourteen days of the date of completion of the works:</p> <ol style="list-style-type: none"> The identity of the person removing the waste. The waste carrier vehicle registration. Date and time of waste collection. A description of the waste (type of waste and estimated quantity). Details of the site to which the waste is to be taken. The corresponding weighbridge tip docket/receipt from the site to which the waste is transferred (noting date and time of delivery, description (type and quantity) of waste). Whether the waste is expected to be reused, recycled or go to landfill. <p><i>Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.</i></p> <p>8. From the commencement of works on site, until such time as the final occupation certificate is issued, the applicant is required to monitor the construction area and the immediate vicinity regularly for litter and illegal dumping. The applicant is to arrange removal of said material where required to avoid contamination of waterways and bushland as well as mitigating any further instances or compounding of illegal dumping.</p> <p>9. The ongoing collection of waste from occupied buildings must not be impeded by construction works.</p> <p><i>Reason: To ensure waste is efficiently and effectively managed during the demolition and construction stages of the development</i></p>
<p>42. Survey Report</p> <p>A report(s) must be prepared by a registered surveyor and submitted to the Principal Certifier:</p> <ol style="list-style-type: none"> Prior to the pouring of concrete at each level of the building certifying that: <ol style="list-style-type: none"> The building, retaining walls and the like have been correctly positioned on the site; and The finished floor level(s) are in accordance with the approved plans. Prior to the pouring of the concrete footpath and bin storage area floor, certifying that: the gradient of the finished pavement will be no greater than 1:14, that there will be no steps along the bin carting route and all level and gradient changes will transition smoothly, and that the footpath will be no less than 1.4m wide. <p><i>Reason: to ensure that the footpath/bin carting route complies with AS1428 Design for access and mobility and to ensure buildings are positioned in the approved location and at the correct height.</i></p>
<p>43. Compliance with Construction Management Plan</p> <p>The Council approved Construction Management Plan (CMP) must be complied with for the duration of works, unless otherwise approved by Council.</p> <p><i>Reason: To ensure implementation of construction measures to protect the public and the surrounding environment.</i></p>

<p>44. De-watering of Excavated Sites</p> <p>Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in the pollution of waters, nuisance to neighbouring properties, or damage to neighbouring land and/or property.</p> <p><i>Reason: To document the safe removal of water during work to protect the public and the surrounding environment.</i></p>
<p>45. Erosion and Sediment Control</p> <ol style="list-style-type: none"> 1. Works are not to result in the discharge of sediment and or run-off onto the adjoining properties or public land. 2. The person having the benefit of this consent must ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. <p><i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.</i></p> <p><i>Reason: To minimise impacts on neighbouring properties and public land.</i></p>
<p>46. Soil and Water Management (Stockpiles)</p> <ol style="list-style-type: none"> 1. Stockpiles of topsoil, sand, aggregate, soil or other material shall be protected with adequate sediment controls and must not be located on any drainage line or easement, natural watercourse, footpath or roadway. 2. The storage of stockpiled topsoil, sand, aggregate, soil or other materials must not result in the discharge of sediment or run-off onto the adjoining properties or public land. <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>
<p>47. Storage and Removal of Waste</p> <ol style="list-style-type: none"> 1. All demolition and/or construction waste must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. 2. All garbage and recyclable materials generated during work must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. <p><i>Reason: To ensure the site is maintained to an appropriate standard cleanliness and prevent any nuisance or danger to health, safety or the environment.</i></p>
<p>48. Installation of Acoustic Barriers</p> <p>Acoustic barriers are to be installed as per Section 6.5 of the submitted Acoustic Assessment, prepared by Rodney Stevens Acoustics, dated 7 March 2024, Reference 230725R1, Revision 3 as follows:</p> <ol style="list-style-type: none"> 1. A 2.1m high solid barrier with angled cantilever on top (total height 2.6m high) along the northern, eastern and southern boundary of the outdoor play area. 2. A 3m high wall surrounding the first-floor outdoor play area. <p><i>Reason: to protect the amenity of the local area.</i></p>

<p>49. Maintenance of Public Footpaths</p> <p>Public footpaths must be maintained for the duration of works to ensure they are free of trip hazards, displacements, breaks or debris to enable pedestrians to travel along the footpath safely.</p> <p><i>Reason: To maintain safe pedestrian movement.</i></p>
<p>50. Compliance with Geotechnical Report</p> <p>The project Geotechnical Engineer must be on-site during the installation of footings and all other earthworks and ensure the development complies with the recommendations of the Geotechnical Report prepared by Ideal Geotech dated 14 March 2024.</p> <p><i>Reason: To ensure the stability of the site.</i></p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition
<p>51. Replacement Tree Requirements</p> <ol style="list-style-type: none"> 1. The trees approved for removal under this consent must be offset through replacement planting of a minimum of 5 trees. 2. All replacement plantings must be species selected from the 'Trees Indigenous to Hornsby Shire (as of 1 September 2011)' document available for viewing on the Hornsby Council's website http://www.hornsby.nsw.gov.au/environment/flora-and-fauna/tree-management/indigenous-trees 3. The location and size of tree replacement planting must comply with the following: <ol style="list-style-type: none"> a. All replacement trees must be located in either the front or rear setbacks and planted 4 metres or greater from the foundation walls of the approved development. b. The pot size of the replacement trees must be a minimum 45 litres. c. All replacement trees must be a minimum of 3 metres in height. d. All replacement trees must have the potential to reach a mature height greater than 8 metres. <p><i>Reason: To ensure replacement planting to maintain tree canopy.</i></p>
<p>52. Final Certification</p> <p>The AQF 5 Project arborist must submit to the Principal Certifier a certificate that includes the following:</p> <ol style="list-style-type: none"> 1. All tree protection requirements complied with the as approved tree protection plan for the duration of demolition and/or construction works; and 2. All completed works relating to tree protection and maintenance have been carried out in compliance with the conditions of consent and approved plans; and 3. Dates, times, and reasons for all site attendance; and 4. All works undertaken to maintain the health of retained trees; and

<p>5. Details of tree protection zone maintenance for the duration of works.</p> <p><i>Note: Copies of monitoring documentation may be requested throughout the development works.</i></p> <p><i>Reason: To ensure compliance with tree protection commitments.</i></p>
<p>53. Section 73 Compliance Certificate</p> <p>1. A compliance certificate must be obtained from Sydney Water, under Section 73 of the <i>Sydney Water Act 1994</i>. The Sydney Water assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to their mains. Sydney Water recommends that an early application for the certificate be made, as there may be assets to be built and this can take some time.</p> <p>2. A Section 73 Compliance Certificate must be obtained from Sydney Water and submitted to the Principal Certifier before an Occupation Certificate or Subdivision Certificate will be issued.</p> <p>3. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.</p> <p><i>Note: Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.</i></p> <p><i>Reason: To ensure the development complies with the requirements of Sydney Water.</i></p>
<p>54. Creation of Easements</p> <p>The following matter(s) must be nominated on the plan of subdivision under s88B of the <i>Conveyancing Act 1919</i>:</p> <p>1. The creation of an appropriate "Positive Covenant" and "Restriction as to User" over the constructed on-site detention/retention systems and outlet works, within the development in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system is to be clearly indicated on the title.</p> <p>2. To register the OSD easement, the restriction on the use of land "works-as-executed" details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on-site system together with pipe sizes and grades. Any variations to the approved plans must be shown in red on the "works-as-executed" plan and supported by calculations.</p> <p><i>Note: Council must be nominated as the authority to release, vary or modify any easement, restriction, or covenant.</i></p> <p><i>Reason: To create legal entitlements to facilitate the proper use and management of land.</i></p>
<p>55. Works as Executed Plan</p> <p>A works-as-executed plan(s) must be prepared by a registered surveyor and submitted to Council for completed road pavement, kerb & gutter, public drainage systems, driveways, and on-site detention system. The plan(s) must be accompanied by a certificate from a registered surveyor certifying that all pipelines and associated structures lie wholly within any relevant easements.</p> <p><i>Reason: To ensure infrastructure is constructed and positioned in the approved location.</i></p>

<p>56. Preservation of Survey Marks</p> <p>A certificate by a Registered Surveyor must be submitted to the Principal Certifying Authority, certifying that there has been no removal, damage, destruction, displacement or defacing of the existing survey marks in the vicinity of the proposed development or otherwise the re-establishment of damaged, removed, or displaced survey marks has been undertaken in accordance with the Surveyor General's Direction No.11 Preservation of Survey Infrastructure.</p> <p><i>Reason: To protect the State's survey infrastructure.</i></p>
<p>57. Damage to Council Assets</p> <p>To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.</p> <p><i>Reason: To ensure public infrastructure and property is maintained.</i></p>
<p>58. Construction of Engineering Works.</p> <p>All engineering works identified in this consent are to be completed and a Compliance Certificate issued prior to the release of the Occupation Certificate.</p> <p><i>Reason: To ensure engineering works are completed.</i></p>
<p>59. Waste Management Details</p> <p>The following waste management requirements must be complied with:</p> <ol style="list-style-type: none"> 1. Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must ensure arrangements are in place for delivery of bins for the ongoing use of the site and for regular scheduled commercial waste collection services to commence within 7 days of occupation. 2. Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, all external works including but not limited to the vehicular crossover and footpath, must be completed. The on-site footpath must be extended past the property boundary and connect with the public footpath. 3. A report must be prepared by an appropriately qualified person, certifying the following: <ol style="list-style-type: none"> a. A comparison of the estimated quantities of each demolition and construction waste type against the actual quantities of each waste type. <p><i>Note: Explanations of any deviations to the approved Waste Management Plan is required to be included in this report</i></p> b. That at least 60% of the waste generated during the demolition and construction phase of the development was reused or recycled. <p><i>Note: If the 60% diversion from landfill cannot be achieved in the Construction Stage, the Report is to include the reasons why this occurred and certify that appropriate work practices were employed to implement the approved Waste Management Plan. The Report must be based on documentary evidence such as tipping dockets/receipts from recycling depots, transfer stations and landfills, audits of procedures etc. which are to be</i></p>

<p style="text-align: center;"><i>attached to the report.</i></p> <p>c. All demolition and construction waste was taken to site(s) that were lawfully permitted to accept that waste.</p> <p>4. The bin carting routes must be devoid of any steps, lips, wheel stops or any other obstruction. All level changes must transition smoothly.</p> <p style="padding-left: 20px;"><i>Note: Ramps or a service lift between different levels are acceptable.</i></p> <p>5. The bin carting routes must be smooth hard surface, no less than 950mm wide (including through any gates or doors, the wider the better) and have a gradient no steeper than 1:14.</p> <p>6. The bin storage must provide screening of the bins to a height of no less than 1.5m. The bins placed there must not be visible from the public domain. Screening must not rely on the growth of plants, but they may supplement it.</p> <p>7. The floor of the bin storage area must have a smooth and even surface that is finished so it is non-slip, sealed and impervious, and covered at all intersections. The walls must be finished with smooth faced non-absorbent material capable of being cleaned. The bin storage area must include artificial lighting and adequate ventilation (in accordance with AS1668.4). The bin storage bay must be provided with an adequate supply of water through a nearby tap and hose for cleaning, and graded floors draining to garden or lawn (not stormwater or sewer) if unroofed or draining to sewer (not stormwater) if roofed. The doors must be robust and must be lockable (but able to be opened from the inside without a key).</p> <p>8. Integrated within the kitchen and staff room design, dual pull-out under bench waste bins must be incorporated in the joinery of the kitchen. The kitchen and staff room must all be provided with two containers approximately 15-30L each, one each for general waste and recycling, stored within a kitchen cupboard. Each playroom must similarly be provided with two separate containers, one each for general waste and recyclable materials with sufficient volume for one day.</p> <p><i>Reason: To ensure waste is efficiently and effectively managed during the demolition and construction stages of the development and to ensure the efficient and effective ongoing management of waste for the operational life of the development.</i></p>
<p>60. Fire Safety Statement - Final</p> <p>In accordance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, upon completion of the building, the owner must provide Council with a certificate in relation to each fire safety measure implemented in the building.</p> <p><i>Reason: To ensure all fire safety measures are implemented to protect life and property.</i></p>
<p>61. Food Premises Compliance</p> <p>1. The fit out and operation of that part of the building to be used for the manufacture, preparation or storage of food for sale, must be in accordance with Australian Standard 4674-2004 - Design and fit out of food premises, the <i>Food Act 2003</i>, Food Regulation 2015 and the Food Standards Code developed by Food Standards Australia New Zealand. Food Standards 3.3.1, 3.2.2 and 3.2.3 are mandatory for all food businesses.</p> <p>2. Written permission must be obtained from Sydney Water before discharging trade wastewater to the sewer. Food outlets and food services are required to install and maintain an adequately sized grease trap. A dry basket arrestor or bucket trap is necessary if there are floor wastes in</p>

<p>the food preparation and handling areas. Floor wastes must drain to the grease trap servicing the kitchen. Refer to the Sydney Water publication 'Managing trade wastewater in the food service industry'. An application must be submitted to Sydney Water, refer to sydneywater.com.au or phone 13 20 92.</p> <p>3. Prior to the commencement of the business, the operator is requested to contact Council's Environmental Health Team to arrange an inspection for compliance against the relevant legislation and guidelines outlined in this approval. Contact Council's Administration Officer on 9847 6784.</p> <p>4. A letter of compliance provided by Hornsby Shire Council's Health Officer must be submitted to the Principal Certifier prior to an occupation certificate being issued.</p> <p><i>Note: Council's Public Health team can be contacted on 02 9847 6014.</i></p> <p><i>Reason: To ensure the premises is designed and constructed for the safe preparation and storage of food.</i></p>
<p>62. Asbestos Clearance Certificate</p> <p>Should any asbestos be encountered during demolition or construction works, a licenced asbestos assessor is required to provide a Clearance Certificate to the Principal Certifier prior to the issue of an Occupation Certificate, certifying that the asbestos has been removed and appropriately disposed of, and the site is now suitable for its approved use.</p> <p><i>Reason: To ensure the appropriate removal and disposal of contaminated materials and the site is suitable for its approved use.</i></p>
<p>63. Damage to Council Assets</p> <p>To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.</p> <p><i>Reason: To ensure public infrastructure and property is maintained.</i></p>
<p>64. Completion of Landscaping</p> <p>A certificate must be submitted to the PCA by a practicing landscape architect, horticulturalist or person with similar qualifications and experience certifying that all required landscaping works have been satisfactorily completed in accordance with the approved landscape plans.</p> <p><i>Note: Advice on suitable species for landscaping can be obtained from Council's planting guide 'Indigenous Plants for the Bushland Shire', available at www.hornsby.nsw.gov.au.</i></p> <p><i>Reason: To ensure compliance with landscaping commitments.</i></p>
<p>65. Submission of Excavated Material Tipping Dockets to Principal Certifier</p> <p>Tipping dockets for the total volume of excavated material that are received from the licensed waste facility must be provided to the Principal Certifier prior to the issue of an Occupation Certificate.</p> <p><i>Reason: To confirm appropriate disposal of excavated material.</i></p>
<p>66. Certification of Acoustic Measures</p> <p>Before the issue of an occupation certificate, a suitably qualified person must provide a</p>

<p>compliance report to the Principal Certifier and Council demonstrating that the acoustic measures have been installed in accordance with the recommendations of the Acoustic Assessment, Ref: 230725R1, Rev. 3, prepared by Rodney Stevens Acoustics, dated 7 March 2024.</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
<p>67. Geotechnical Certification</p> <p>Prior to the issue of the Occupation Certificate, a geotechnical engineering compliance certificate is to be provided to the Principal Certifier to certify that the recommendations of the Geotechnical Report prepared by Ideal Geotech dated 14 March 2024 have been complied with.</p> <p><i>Reason: To ensure compliance with geotechnical recommendations.</i></p>

OCCUPATION AND ONGOING USE

Condition				
<p>68. Advertising Signs</p> <p>The advertising signage approved under this consent must not be illuminated, flash, move or display electronic images.</p> <p><i>Reason: To protect the visual amenity of the local area.</i></p>				
<p>69. Use of Premises</p> <p>The development approved under this consent shall be used for a 'child care centre' and not for any other purpose without Council's separate written consent.</p> <p><i>Reason: To ensure the use is undertaken with the terms of this consent.</i></p>				
<p>70. Maximum Number of Children</p> <p>The childcare centre shall accommodate a maximum of 45 children comprising of:</p> <p>0-2 years: 12 children 2-3 years: 15 children 3-5 years: 18 children</p> <p><i>Reason: to protect the amenity of the local area.</i></p>				
<p>71. Hours of Operation</p> <p>The hours of operation of the premise are restricted to those times listed below:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Monday to Friday</td> <td style="width: 50%;">7:00am to 6:00pm</td> </tr> <tr> <td>Saturday & Sunday</td> <td>Closed (no work permitted)</td> </tr> </table> <p><i>Reason: To protect the amenity of the local area.</i></p>	Monday to Friday	7:00am to 6:00pm	Saturday & Sunday	Closed (no work permitted)
Monday to Friday	7:00am to 6:00pm			
Saturday & Sunday	Closed (no work permitted)			
<p>72. Compliance with Plan of Management</p> <p>All control measures and procedures nominated in the Plan of Management v1 Rev 2, prepared by Kidtopia Asquith, dated 16 May 2024 must be implemented.</p>				

<i>Reason: To ensure the operational measures implemented protect the amenity of the local area.</i>	
73. Operational Noise	<p>The ongoing use of the premises including any plant or equipment installed on the premises must not cause:</p> <ol style="list-style-type: none"> 1. The LAeq, 15-minute noise level from outdoor play must not exceed 45 dBA when assessed at the boundary of any neighbouring residential premises. 2. The LAeq, 15-minute noise level from cumulative noise (excluding outdoor play) must not exceed 42 dBA when assessed at the boundary of any neighbouring residential premises. 3. The maximum number of children permitted to play outside at any one time is twenty (20) in accordance with Section 6.1 of the Acoustic Assessment, prepared by Rodney Stevens Acoustics, dated 7 March 2024, reference 230725R1, revision 3 (TRIM: D08843304). 4. Amplified music is not permitted to be played in the outdoor play areas. 5. During afterhours events all windows, doors and glazing must be closed. <p><i>Reason: To protect the acoustic amenity of the local area.</i></p>
74. Maintenance of Acoustic Fence	<p>All Acoustic barriers, including boundary fencing, must be maintained for the duration of the development. Responsibility for the maintenance of all acoustic barriers, including boundary fences, is the sole responsibility of the owner of the development, and shall continue in perpetuity should the premises be sold in the future, unless otherwise approved by Council.</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
75. Deliveries and Waste Collection Hours	<p>During ongoing use, all deliveries, waste and recycling collection must only occur during the approved hours of operation.</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
76. Car Parking and Deliveries	<p>All car parking must be constructed and operated in accordance with Australian Standard AS2890.1-2004 Off street car parking and Australian Standard AS2890.2- 2002 Off street commercial and the following requirements:</p> <ol style="list-style-type: none"> 1. All parking areas and driveways must be sealed to an all-weather standard, line marked and signposted. 2. Car parking, loading and manoeuvring areas must be used solely for nominated purposes. 3. Vehicles awaiting loading, unloading, or servicing must be parked on site and not on adjacent or nearby public roads; and 4. All vehicular entry on to the site and egress from the site must be made in a forward direction. 5. All drop off / pickup parking spaces are to be minimum 2.6m wide, staff parking spaces can be minimum 2.4m wide. Aisle width is to be a minimum of 5.8m wide. 6. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and

cyclists travelling along the footpath.

Reason: To ensure parking facilities and vehicle manoeuvring areas are designed in accordance with Australian Standards.

77. Waste Management

The waste management on site must be in accordance with the following requirements:

1. All commercial tenant(s) must keep written evidence on site of a valid and current contract with a licensed waste contractor(s) for the regular collection and disposal of the waste and recyclables that are generated on site. The contract must stipulate that services will only take place during the approved collection times.
2. Waste collection services must only take place between 6:00AM to 8:00PM Monday to Friday, or 8:00AM to 8:00PM on weekends and public holidays.

Note: Time-of-day service restrictions apply to commercial developments located near residential areas. If waste collections need to take place when the centre is closed, then services should occur on Saturdays between 8AM and 8PM.

3. The management plan for the childcare centre must specifically include the management of waste generated on site, litter and dumped rubbish. The tenant must be responsible for the prompt removal of litter and dumped rubbish.

Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.

4. A Work, Health & Safety (WHS) risk assessment is to be carried out by a suitably qualified person with qualifications in Work, Health & Safety Legislation with specific regard to waste management. The recommendations of the WHS Risk Assessment are to be implemented as required.
5. All commercial tenant(s) must have a sufficient number of bins to contain the volume of waste and recycling expected to be generated between collection services.
6. The lid of each bin must be kept closed at all times, other than when waste is being deposited.
7. The bins must be stored within the bin storage bay at all times, other than during collection services. Bins must not be stored where they are visible from the street.
8. Adequate signage is to be provided and maintained on how to use the waste management system and what materials are acceptable for recycling within all waste storage areas of the development. Signage is also to be provided and maintained which clearly identifies which bins (and containers) are to be used for general waste and recycling and what materials can be placed in each bin. Signage is also to be provided in locally appropriate culturally and linguistically diverse (CALD) community languages.
9. Bin washing must only take place within the property boundaries. Bin washing must not take place on Council's verge.
10. The land and adjoining areas are to be kept in clean and tidy conditions at all times.
11. The property owner, business owner or manager or their authorised representative, must explain to all new employees their waste management roles and responsibilities and the waste management policies and procedures of the site, including but not limited to the following, as

applicable:

- a. an explanation and demonstration of how to dispose of each type of waste. Waste types may include items for supplier take back schemes (e.g. crates, pallets), recyclables (e.g. paper/cardboard, plastic packaging, plastic containers, metals), activity specific wastes (e.g. medical waste, food waste), liquid wastes (e.g. waste oil), bulky waste (e.g. broken furniture), other wastes (e.g. printer cartridges, batteries, textiles), and general waste.
- b. an explanation of the purpose of the different container types/bin colours.
- c. an explanation of how to clean and separate recyclables from general Waste items, including removing leftovers from food receptacles and a direction not to place recyclables in plastic bags.
- d. a walk-through of all waste storage and collection facilities relevant to their roles and responsibilities.
- e. an explanation of all relevant signage.
- f. an explanation of how bulky waste is managed and how/when/where such items are to be presented for collection.
- g. any relevant written information/educational flyers from the relevant collection contractor.
- h. direction to sources of additional information such as Council's website; and
- i. an explanation and demonstration of how bins are to be presented for collection (if relevant).

This must be done within 48 hours of staff taking up employment in the development, or such other reasonable time period nominated by the Management Board/Committee.

Reason: to ensure the efficient and effective ongoing management of waste for the operational life of the development.

78. Fire Safety Statement - Annual

On at least one occasion in every 12 month period following the date of the first 'Fire Safety Certificate' issued for the property, the owner must provide Council with an annual 'Fire Safety Certificate' to each essential service installed in the building.

Reason: To ensure fire safety measures are maintained to protect life and property.

79. Landscaping Establishment and Maintenance

The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design. This must include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.

Reason: To ensure compliance with landscaping commitments.

DEMOLITION WORK BEFORE DEMOLITION WORK COMMENCES

Condition
<p>80. Site Sign</p> <p>1. A sign must be erected in a prominent position on any site on which any approved work involving excavation, erection or demolition of a building is being carried out detailing:</p> <ol style="list-style-type: none"> a. The name, address, and telephone number of the Principal Certifier. b. The name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and c. Unauthorised entry to the work site is prohibited. <p>2. The sign must be maintained during excavation, demolition and building work is being carried out and must be removed when the work has been completed.</p> <p><i>Reason: Prescribed condition EP&A Regulation, section 70(2) and (3).</i></p>
<p>81. Asbestos Removal Signage</p> <p>Before demolition or remediation work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.</p> <p><i>Reason: To alert the public to any danger arising from the removal of asbestos.</i></p>
<p>82. Protection of Adjoining Areas</p> <p>A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:</p> <ol style="list-style-type: none"> 1. Could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic; 2. Could cause damage to adjoining lands by falling objects; and/or 3. Involve the enclosure of a public place or part of a public place; and/or 4. Have been identified as requiring a temporary hoarding, fence, or awning within the Council approved Construction Management Plan (CMP). <p><i>Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.</i></p> <p><i>Reason: To ensure public safety and protection of adjoining land.</i></p>
<p>83. Hazardous Material Survey Before Demolition</p> <p>Before demolition work commences, a hazardous materials survey of the site must be prepared by a suitably qualified person and a report of the survey results must be provided to council at least one week before demolition commences.</p> <p>Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint.</p>

<p>The report must include at least the following information:</p> <ol style="list-style-type: none"> 1. The location of all hazardous material throughout the site 2. A description of the hazardous material 3. The form in which the hazardous material is found, e.g. AC sheeting, transformers, contaminated soil, roof dust 4. An estimation of the quantity of each hazardous material by volume, number, surface area or weight 5. A brief description of the method for removal, handling, on-site storage, and transportation of the hazardous materials 6. Identification of the disposal sites to which the hazardous materials will be taken <p><i>Note: The Hazardous Material Survey must be lodged via Council's Online Services Portal at: https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans.</i></p> <p><i>Reason: To require a plan for safely managing hazardous materials.</i></p>
<p>84. Notice of Commencement for Demolition</p> <p>At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing. The notice must include:</p> <ol style="list-style-type: none"> 1. Name 2. Address, 3. Contact telephone number, 4. Licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, 5. The contact telephone number of council and 6. The contact telephone number of SafeWork NSW (4921 2900). <p><i>Note: The written notice to Council can be sent to devmail@hornsby.nsw.gov.au.</i></p> <p><i>Reason: To advise neighbours about the commencement of demolition work and provide contact details for enquiries.</i></p>
<p>85. Toilet Facilities</p> <ol style="list-style-type: none"> 1. To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site. 2. Each toilet must: <ol style="list-style-type: none"> a. Be a standard flushing toilet connected to a public sewer; or b. Be a temporary chemical closet approved under the <i>Local Government Act 1993</i>; or c. Have an on-site effluent disposal system approved under the <i>Local Government Act 1993</i>. <p><i>Reason: To ensure adequate toilet facilities are provided.</i></p>

<p>86. Erosion and Sediment Control Measures</p> <p>Install and maintain adequate sediment and erosion control measures for the duration of all works, until such a time that sediment, sediment laden water or any other material/substance can no longer migrate from the premises. The measures are to be installed and maintained in such a manner as to prevent sediment, sediment-laden water, or any other materials and substances migrating from the site onto neighbouring land, the roadway, waters and/or into the stormwater system, and in accordance with:</p> <ol style="list-style-type: none"> a. The publication <i>Managing Urban Stormwater: Soils and Construction 2004</i> (4th edition) - 'The Blue Book'. b. <i>Protection of the Environment Operations Act 1997</i>; and c. The approved plans <p>Controls are to be monitored and adjusted where required throughout the works to ensure compliance with the above</p> <p><i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning. If you are unsure in how to achieve compliance with this condition during works, you may need to engage the services of a suitably qualified environmental, soil or geotechnical consultant to assist.</i></p> <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>
<p>87. Waste Management Details</p> <p>Prior to the commencement of any works, the on-going waste collection service must be cancelled, and the bins retrieved by the waste collection service provider.</p> <p><i>Note: For residential properties, Council is the waste collection service provider.</i></p> <p><i>Reason: To ensure domestic waste bins are not used for demolition and construction waste.</i></p>
<p>88. Garbage Receptacle</p> <p>A garbage receptacle must be provided at the work site before works begin and must be maintained until all works are completed.</p> <ol style="list-style-type: none"> 1. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers. 2. The receptacle lid must be kept closed at all times, other than when garbage is being deposited. 3. Food scraps must be placed in the garbage receptacle and not in demolition and construction waste bins. <p><i>Reason: To maintain the site in a clean condition and protect local amenity.</i></p>
<p>89. Installation of Tree Protection Measures</p> <ol style="list-style-type: none"> 1. Trees to be retained and numbered 8, 11 and 12 as identified on the Tree Management Plan Ref: TMP1 Rev. C prepared by Horticultural Resources Consulting Group dated 28 November 2023 must have tree protection measures for the ground, trunk and canopy installed by the project arborist as follows: <ol style="list-style-type: none"> a. For the duration of demolition and construction works, in accordance with the Tree

<p>Management Plan Ref: TMP1 Rev. C prepared by Horticultural Resources Consulting Group dated 28 November 2023.</p>
<ol style="list-style-type: none"> 2. Tree protection fencing for the trees to be retained numbered 11 and 12 must be installed by the engaged AQF 5 project arborist and consist of 1.8m high temporary fencing panels installed in accordance with Australian Standard AS4687-2007 Temporary fencing and hoardings. 3. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates, and liquids from entering the tree protection zone. 4. Tree crown protection measures are required and must be installed by the AQF 5 project arborist. 5. The circumference of the trunk(s) must be wrapped in hessian material to provide cushioning for the installation of timber planks. 6. Timber planks (50 x100mm) must be spaced at 100mm intervals and must be attached using adjustable ratchet straps. 7. All tree protection zones must have a layer of wood-chip mulch at a depth of between 150mm and 300mm. 8. Where wood-chip mulch is permitted by Council instead of tree protection fencing within the tree protection zones, the woodchip must be covered with a layer of geotextile fabric and rumble boards.
<p><i>Reason: To protect trees during demolition and construction works.</i></p>

DURING DEMOLITION WORK

Condition
<p>90. Hours of Work</p> <ol style="list-style-type: none"> 1. All work on site (including remediation, demolition, construction, earth works and removal of vegetation), must only occur between 7am and 5pm Monday to Saturday. 2. No work is to be undertaken on Sundays or public holidays. <p><i>Reason: To protect the amenity of neighbouring properties.</i></p>
<p>91. Demolition</p> <p>To protect the surrounding environment, all demolition work must be carried out in accordance with Australian Standard AS2601-2001 Demolition of structures and the following requirements:</p> <ol style="list-style-type: none"> 1. Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan; and 2. Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by SafeWork NSW in accordance with the Work Health and Safety Regulation 2017 and be appropriately transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014; and 3. On construction sites where any building contains asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS'

<p>and measuring not less than 400mm x 300mm must be displayed in a prominent position visible from the street.</p> <p><i>Reason: To ensure the appropriate removal and disposal of demolition materials.</i></p>
<p>92. Handling of Asbestos</p> <p>While demolition or remediation work is being carried out, any work involving the removal of asbestos must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling, and disposal of any asbestos material. 2. Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and 3. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. <p><i>Reason: To ensure that the removal of asbestos is undertaken safely and professionally.</i></p>
<p>93. Environmental Management (Air Pollution)</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works (including remediation, demolition, earth works and construction) authorised by this consent. During works, the Applicant must ensure that:</p> <ol style="list-style-type: none"> 1. Exposed surfaces and stockpiles are suppressed by regular watering. 2. All trucks entering or leaving the site with loads have their loads covered. 3. Trucks associated with the development do not track dirt onto the public road network. 4. Public roads used by these trucks are kept clean; and 5. Land stabilisation works are carried out progressively on site to minimise exposed surfaces. <p><i>Reason: To minimise impacts to the natural environment and public health.</i></p>
<p>94. Street Sweeping</p> <p>During works (including remediation, demolition, earth works and construction) and until exposed ground surfaces across the site have been stabilised, street sweeping must be undertaken following sediment tracking from the site.</p> <p>The street cleaning service must utilise a 'scrub and dry' method and be undertaken for the full extent of any sediment tracking.</p> <p><i>Note: The above Item does not permit for sediment and/or any other materials/substances to exit the site in a way that constitutes water pollution as defined in the Protection of the Environment Operations Act 1997 or in a manner that contravenes other conditions in this consent.</i></p> <p><i>Reason: To minimise impacts to the natural environment.</i></p>
<p>95. Compliance with Construction Management Plan</p> <p>The Council approved Construction Management Plan (CMP) must be complied with for the duration of works, unless otherwise approved by Council.</p> <p><i>Reason: To ensure implementation of construction measures to protect the public and the surrounding</i></p>

<i>environment.</i>	
96. Council Property	<p>To ensure that the public reserve is kept in a clean, tidy, and safe condition during construction works, no building materials, waste, machinery, or related matter is to be stored on the road or footpath.</p> <p><i>Reason: To protect public land.</i></p>
97. Building Materials and Site Waste	<p>The stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, wastewater or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent of any tree to be retained.</p> <p><i>Reason: To protect trees during construction.</i></p>
98. Unexpected Finds	<p>Should the presence of asbestos or soil contamination, not recognised during the application process be identified during any stage of works, the applicant must immediately notify the Principal Certifier and Council (compliance@hornsby.nsw.gov.au).</p> <p><i>Reason: To ensure the appropriate removal and disposal of contaminated materials.</i></p>
99. Soil and Water Management (Stockpiles)	<ol style="list-style-type: none"> 1. Stockpiles of topsoil, sand, aggregate, soil or other material shall be protected with adequate sediment controls and must not be located on any drainage line or easement, natural watercourse, footpath or roadway. 2. The storage of stockpiled topsoil, sand, aggregate, soil or other materials must not result in the discharge of sediment or run-off onto the adjoining properties or public land. <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>
100. Storage and Removal of Waste	<ol style="list-style-type: none"> 1. All demolition and/or construction waste must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. 2. All garbage and recyclable materials generated during work must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. <p><i>Reason: To ensure the site is maintained to an appropriate standard cleanliness and prevent any nuisance or danger to health, safety or the environment.</i></p>
101. Prohibited Actions within the Fenced Tree Protection Zone	<p>The following activities are prohibited within the approved fenced tree protection zones unless otherwise approved by Council:</p> <ol style="list-style-type: none"> 1. Soil cutting or filling, including excavation and trenching 2. Soil cultivation, disturbance, or compaction

<ol style="list-style-type: none"> 3. Stockpiling storage or mixing of materials 4. The parking, storing, washing, and repairing of tools, equipment, and machinery 5. The disposal of liquids and refuelling 6. The disposal of building materials 7. The siting of offices or sheds 8. Any action leading to the impact on tree health or structure. <p><i>Reason: To protect trees during construction.</i></p>
<p>102. Maintaining the Health of Trees Approved for Retention</p> <p>The appointed project arborist must monitor and record any and all necessary actions required to maintain tree health and condition for retained trees.</p> <p><i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i></p>
<p>103. Approved Works within Tree Protection Zone incursions</p> <ol style="list-style-type: none"> 1. Where tree root pruning is required for the installation of piers, driveway or underground services, the pruning must be overseen by the AQF 5 project arborist and must be undertaken as follows: <ol style="list-style-type: none"> a. Using sharp secateurs, pruners, handsaws, or chainsaws with the final cut being clean. b. The maximum diameter of roots permitted to be cut is 30 mm. 2. Approved excavations within the Tree Protection Zone of trees to be retained numbered 11 not associated with installation of services must be undertaken as follows: <ol style="list-style-type: none"> a. Excavations associated with the basement and building footprint and within the Tree Protection Zone of trees numbered 11 must be overseen by the AQF 5 project arborist retaining 1.2 to 1.4 m of the root containing soil above the excavation in accordance with the Arboricultural Implication Assessment (AIA) prepared by Horticulture Resources Consulting Group dated 28 November 2023 and allow pruning in accordance with condition 102.1. 3. No changes of grade within the Tree Protection Zone of trees to be retained numbered 11 and 12 on the approved plans, are permitted. 4. To minimise impacts within the Tree Protection Zone (TPZ) of trees retained, the installation of services must be undertaken as follows: <ol style="list-style-type: none"> a. The AQF 5 project arborist must be present to oversee the installation of any underground services which enter or transect the tree protection. b. The installation of any underground services which either enter or transect the designated TPZ must be undertaken manually. c. For manually excavated trenches the AQF 5 project arborist must designate roots to be retained. Manual excavation may include the use of pneumatic and hydraulic tools. 5. Where scaffolding is required, ground protection must be installed beneath the scaffolding in the following order: <ol style="list-style-type: none"> a. Installation of a 100mm deep layer of woodchip; and

- b. Installation of geotextile fabric ground covering; and
 - c. Installation of scaffold boarding above the woodchip and geotextile fabric.
- Reason: To protect trees during construction.*

ON COMPLETION OF DEMOLITION WORK

Condition
<p>104. Final Certification by Project Arborist</p> <p>The AQF 5 Project arborist must submit to the Principal Certifier a certificate that includes the following:</p> <ol style="list-style-type: none"> 1. All tree protection requirements complied with the as approved tree protection plan for the duration of demolition and/or construction works; and 2. All completed works relating to tree protection and maintenance have been carried out in compliance with the conditions of consent and approved plans; and 3. Dates, times, and reasons for all site attendance; and 4. All works undertaken to maintain the health of retained trees; and 5. Details of tree protection zone maintenance for the duration of works. <p><i>Note: Copies of monitoring documentation may be requested throughout the development works.</i></p> <p><i>Reason: To ensure compliance with tree protection commitments.</i></p>
<p>105. Asbestos Clearance Certificate</p> <p>Should any asbestos be encountered during demolition or construction works, a licenced asbestos assessor is required to provide a Clearance Certificate to the Principal Certifier prior to the issue of an Occupation Certificate, certifying that the asbestos has been removed and appropriately disposed of, and the site is now suitable for its approved use.</p> <p><i>Reason: To ensure the appropriate removal and disposal of contaminated materials and the site is suitable for its approved use.</i></p>
<p>106. Damage to Council Assets</p> <p>To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.</p> <p><i>Reason: To ensure public infrastructure and property is maintained.</i></p>

NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
2. TO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT HAVE INFORMATION, CONTACT THE UTILITY SERVICES PROVIDER. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR OBTAINING ALL NECESSARY INFORMATION AND MAKE THEIR OWN ENQUIRIES.

YOU DIG



REVISED DIMENSIONS	DATE	DRAWN BY
A	20/09/2023	NT
B	21/09/2023	NT
C	02/10/2023	NT
D	02/10/2023	NT
E	20/05/2024	NT

DEVELOPMENT APPLICATION
 PROJECT 46 LORDS AVENUE, ASQUITH 23-033

CURBT KEDOPA
 DATE 01/02/2023
 DRAWN NT
 CHECKED NT

DRAWING GROUND FLOOR

ESMAP E
 DA-102

CONTACT INFORMATION
 KEDOPA ARCHITECTS
 10/110 WILSON STREET
 WARRIMOO NSW 2570
 PH 02 8362 2277
 WWW.KEDOPA.COM.AU
 WWW.ARTISTS.COM.AU

THIS DRAWING IS THE PROPERTY OF KEDOPA ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KEDOPA ARCHITECTS.

- LEGEND**
- WM - washing machine
 - WIC - western red cedar
 - VS - vinyl splashback
 - RPM - rainwater pipe
 - SIS - stainless steel level
 - SP - splashback
 - TC - terrazzo
 - U - unit
 - W - window
 - WC - water closet
 - DW - clamp pipe membrane
 - F - floor
 - FB - floor slab
 - FD - finished ceiling level
 - FW - floor water
 - GF - glassed overhead
 - GB - glassed overhead
 - GS - glass-paned glass
 - CC - cement sheet
 - CCP - composite
 - CT - ceramic tile
 - D - door
 - DS - sliding door
 - DH - double hung
 - DP - double door
 - AB - all brick
 - AL - aluminium
 - AP - acoustic plaster
 - ADPH - acoustic plaster
 - AW - acoustical wall
 - BC - brick
 - BI - brick
 - BP - brick veneer
 - C - cooler

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ATTACHMENT 2 - ITEM 1

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT HAVE INFORMATION, CONTACT THE LOCAL COUNCIL.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
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 10. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.



LOT 1
 DP 1239408

No.44
 MULTI-STOREY
 CEMENT RENDERED
 UNITS

REVISED ISSUE DATES	DATE	DRAWN BY
A	20/09/2023	NT
B	21/09/2023	NT
C	27/09/2023	NT
D	27/09/2023	NT
E	11/03/2024	NT
F	28/05/2024	NT

DEVELOPMENT APPLICATION	
PROJECT	46 LORDS AVENUE, ASQUITH
CLUB/NO	23-033
DATE	28/05/2024
DRAWN	NT
CHECKED	NT

NOTES
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
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 10. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

- WM - washing machine
- WC - western toilet
- VS - vent pipe
- RWP - rainwater pipe
- SS - stainless steel
- SP - stainless steel plate
- TC - terra cotta
- U - unit
- W - window
- WC - western toilet
- DM - damp proof membrane
- F - floor
- FB - floor board
- FL - finished ceiling
- FW - floor water
- GF - glassed overhead
- GB - glassed overhead
- GR - glassed overhead
- CC - cement
- CCB - cement board
- CT - cement tile
- DF - driving flange
- DH - double hung
- DPC - damp proof course
- AB - all brick
- AL - aluminium
- AP - asphalt
- ADH - asphalt
- AV - asphalt
- IC - insulation
- IP - iron pipe
- C - cooler

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ATTACHMENT 2 - ITEM 1

NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT KNOW, YOU MUST ASSESS AND TIE TO CONCRETE AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



**LOT 1
DP 1239408**

REVISED DRAWINGS	DATE	DRAWN BY
A	20/09/2023	NT
B	21/09/2023	NT
C	27/09/2023	NT
D	27/09/2023	NT
E	20/05/2024	NT

DEVELOPMENT APPLICATION	
PROJECT	46 LORDS AVENUE, ASQUITH
CLUBRT	REDOPA
DRAWING	level 2
DATE	20/09/2023
DRAWN	NT
CHECKED	NT

DA-104

ESMAP E

111 WHEELERS
 WARRIALLOO NSW
 2127
 PH: 02 9387 6000
 FAX: 02 9387 6001
 WWW.ESMAP.COM.AU
 WWW.ATPDA.COM.AU

NOTES

- 1. ALL MATERIALS TO BE SUPPLIED BY CONTRACTOR.
- 2. ALL MATERIALS TO BE SUPPLIED BY CONTRACTOR.
- 3. ALL MATERIALS TO BE SUPPLIED BY CONTRACTOR.

TOP 185.18 SILL 180.59

TOP 179.15 SILL 183.59 TOP 182.14

SILL 180.85 SILL 177.88

SILL 184.82

SILL 178.80

SILL 183.67

TOP 181.81

TOP 185.18 TOP 182.14

SILL 183.32 SILL 180.59 TOP 179.15

TOP 188.08

SILL 186.32 SILL 186.32

TOP 188.08

TOP 182.18 SILL 183.59

TOP 182.18 TOP 185.16

TOP 185.16 TOP 182.18

SILL 180.61 SILL 183.59

TOP 185.17 SILL 180.51

SILL 183.71 TOP -181.99

No.44
**MULTI STOREY
CEMENT RENDERED
UNITS**

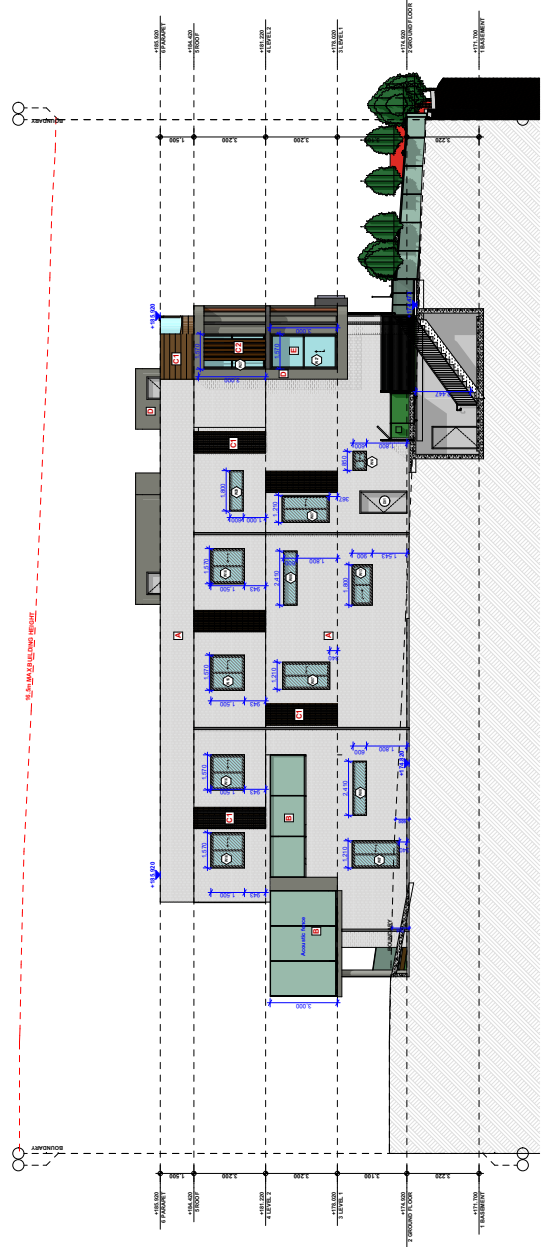
- CC - cement concrete
- CCP - concrete paving
- CD - compacted dirt
- CT - concrete tile
- D - door
- DV - driveway
- DH - double height
- DPC - damp proof course
- AB - all brick
- AL - aluminium
- AS - asphalt
- ADPH - asphalt
- AV - asphalt
- IC - insulation
- IP - iron pipe
- C - cooler
- WM - washing machine
- W - window
- WC - water closet
- RPM - rainwater pipe
- SP - splashback
- TC - timber cladding
- U - unit
- W - window
- WC - water closet

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Australian Institute
of Architects**
2023

ATTACHMENT 2 - ITEM 1

NOTES
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NORTH ELEVATION
1:100

- A** WHITE HAZENBROOKS OR SIMILAR COLOUR GROUNDERS & PAINT FINISH
- B** GLASS INFILL STRAIGHT
- C1** TIMBER STRIPS QUADDING 1
- C2** ALUMINIUM FINISHED DOOR VERTICAL ELEMENTS W/ WAINUTS COLOUR
- D** CONCRETE/RENDERED
- E** ALUMINIUM FRAMED WINDOWS ALUMINIUM FINISHED POWDER COAT FINISH
- F** PROPOSED SIGNAGE 4.8m x 1.2m
- G** ARTIFICIAL GREEN WALL
- H** ATTENUATION SCREEN

NOTES
 1. SIGNAGE SHALL BE PACKAGED TO BE SHIPPED TO THE SITE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
 2. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
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 10. THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

LEGEND
 W/M - washing machine
 W/C - western red cedar
 V/S - vinyl splash
 R/W - rainwater pipe
 S/S - stainless steel
 S/P - sandpaper
 T/C - terrazzo
 U - urethane
 U/S - outside
 W - window
 W/C - water colour
 W/M - washing machine
 W/C - western red cedar
 V/S - vinyl splash
 R/W - rainwater pipe
 S/S - stainless steel
 S/P - sandpaper
 T/C - terrazzo
 U - urethane
 U/S - outside
 W - window
 W/C - water colour

LEGEND
 CC - cement dust
 CDP - composite
 C.T. - cement tile
 D - door
 D/S - driving fastener
 DH - double hung
 DPC - damp proof course
 AB - all brick
 AL - aluminium
 AP - acoustic plaster
 ADH - adhesion
 AW - acoustical
 IC - insulation
 RW - risk transfer
 C - cooler

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 2023

REVISED ISSUE DATES	DATE	DRAWN BY
A	20/09/2023	NT
B	21/09/2023	NT
C	27/09/2023	NT
D	27/09/2023	NT
E	28/09/2024	NT

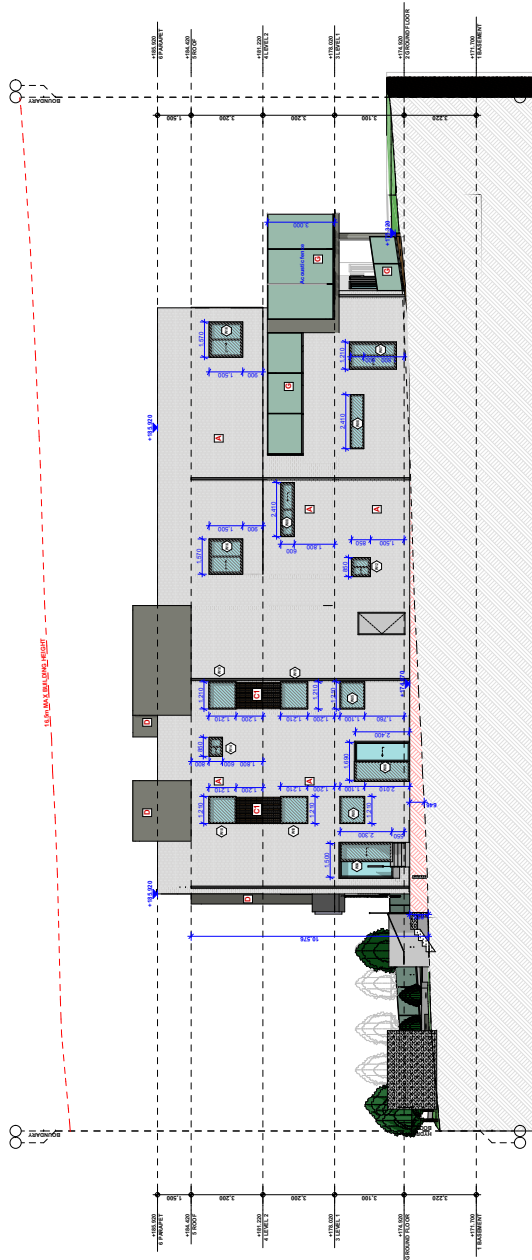
PROJECT	DATE	SCALE
46 LORDS AVENUE, ASQUITH	23-033	AS SHOWN (S/A)

DEVELOPMENT APPLICATION
 PROJECT NO. 23-033
 CLUBKIT KEOPIA
 DRAWING NORTH ELEVATION
 DRAWN: NT
 CHECKED: NT
 ISSUE: E
 DATE: 28/09/2024
 DRAWN BY: NT
 CHECKED BY: NT
 PROJECT: 46 LORDS AVENUE, ASQUITH
 SCALE: AS SHOWN (S/A)
 DATE: 23-033
 DRAWING: NORTH ELEVATION
 DRAWN: NT
 CHECKED: NT
 ISSUE: E
 DATE: 28/09/2024
 DRAWN BY: NT
 CHECKED BY: NT

ATTACHMENT 2 - ITEM 1

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT HAVE THIS INFORMATION, ASSIGNED AND THIS CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

YOU DIG
 CHECK FOR UNDERGROUND SERVICES BEFORE YOU DIG
 www.youdig.com.au



REVISED ISSUE DATES	DATE	DRAWN BY
A - FOR PRE-DA	20/09/2023	NT
B - FOR PRE-DA	21/09/2023	NT
C - ISSUE FOR DA	07/12/2023	NT
D - ISSUE FOR DA	11/12/2023	NT
E - COUNCIL UPDATE 2	20/03/2024	NT

DEVELOPMENT APPLICATION

PROJECT: 46 LORDS AVENUE, ASQUITH 23-033

CLUB: ICEOPRA

DRAWING: SOUTH ELEVATION

DATE: 07/12/2023

SCALE: AS SHOWN (2:1)

DESIGNED BY: NT

CHECKED BY: NT

DA-203

ESCAP E

n ch

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- A** WHITE HAZENBROOKS OR SIMILAR COLOUR GYPSUMERS & PAINT FINISH
- B** GLASS BALUSTRADE
- C1** TIMBER STRIPS CLADDING
- C2** ALUMINUM FINISHED DOOR VERTICAL ELEMENTS
- D** CONCRETE/RENDERED
- E** ALUMINUM FRAMED WINDOWS
- F** PROPOSED SIGNAGE
- G** ARTIFICIAL GREEN WALL
- H** ATTENUATION SCREEN

NOTES:
 1. ALL MATERIALS AND FINISHES TO BE SUPPLIED BY CONTRACTOR AND APPROVED BY COUNCIL.
 2. SIGNAGE TO BE APPROVED BY LOCAL COUNCIL.
 3. SCREENING WALLS TO BE APPROVED BY LOCAL COUNCIL.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 5. REFER TO CLADDING SPECIFICATIONS FOR FULL DETAILS.

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AAI

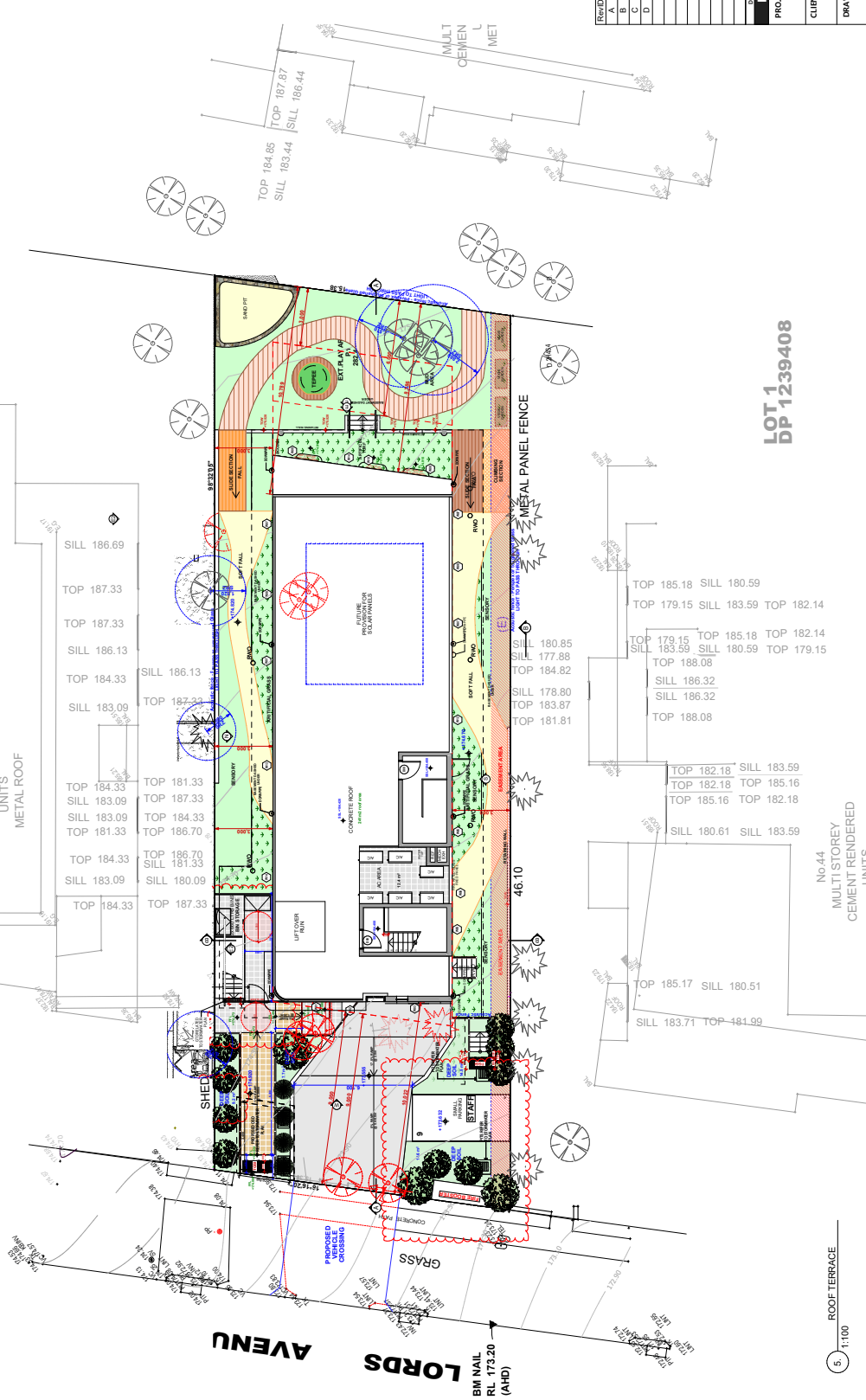
Member Australian Institute of Architects 2023

ATTACHMENT 2 - ITEM 1

NOTES
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SP 94588

No-48
 MULTI STOREY
 CEMENT RENDERED
 METAL ROOF



LOT 1
 DP 1239408

5 ROOF TERRACE
 1:100

No-44
 MULTI STOREY
 CEMENT RENDERED
 UNITS

NOTES
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- WM - washing machine
- WC - western toilet
- VS - vent pipe
- RF - rainwater pipe
- SS - stainless steel
- SP - splashback
- TC - terrazzo
- U - unit
- W - window
- WC - western toilet
- DW - deep pool membrane
- F - floor
- FB - floor board
- FL - finished floor level
- FW - floor water
- GF - glassed overhead
- GB - glassed overhead
- GS - glassed overhead
- CC - cement coat
- CCP - concrete
- CT - concrete
- D - door
- DS - dining room
- DH - double living
- DIC - dining room
- AB - at brick
- A - above
- AD - above
- ADH - above
- BC - below
- BM - below
- C - cover

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 Australian Institute of Architects
 2023

REVISED DATES	DATE	DRAWN BY
A	20/09/2023	NT
B	21/09/2023	NT
C	27/09/2023	NT
D	11/02/2024	NT

DEVELOPMENT APPLICATION	
PROJECT	46 LORDS AVENUE, ASQUITH
CLUB	REDOPA
DRAWING	RESORT SITE PLAN
DATE	21/09/2023
DRAWN	NT
CHECKED	NT
ISSUE	D

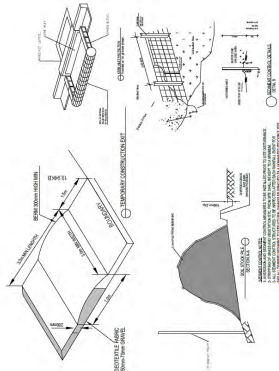
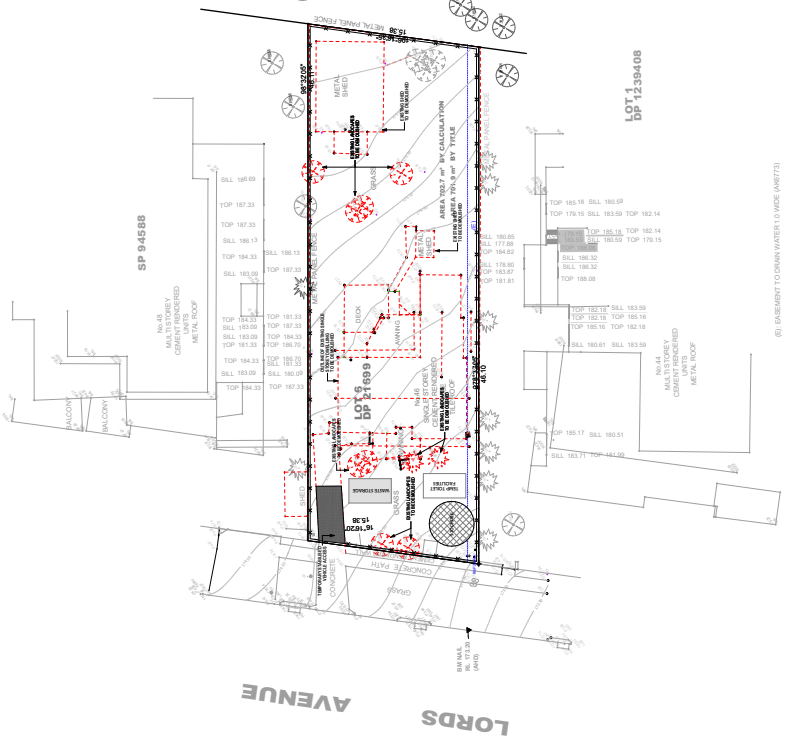
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ATTACHMENT 2 - ITEM 1

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NOTE: CONSTRUCTION
Method & material areas and detail items & structures to be installed in accordance with the specification and approved through temporary works and reinforced concrete and masonry. Materials shall be delivered to the site and stored in a secure location. Materials shall be stored in a secure location. Materials shall be stored in a secure location. Materials shall be stored in a secure location.

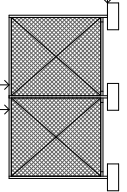


Revision table with columns: NO, REVISION, DATE, DRAWN BY. Rows include: A - FOR PRE-DA, B - FOR PRE-DA, C - ISSUE FOR DA, D - COUNCIL UPDATE.

Project details table. Fields include: DEVELOPMENT APPLICATION, PROJECT (46 LORDS AVENUE, ASQUITH), CLIBRT (REDOPA), DRAWING (CONSTRUCTION MANAGEMENT), DATE (21/09/2023), DRAWN (GROGAN), CHECKED (NIT).

CYCLONE HIRED FENCE 2.3m HIGH WITH SHADE CLOTH FOR DUST PROTECTION AROUND SITE BOUNDARY

50 DIA. PIPE SUPPORTS



REMOVABLE CONCRETE PADS

WASTE & CONSTRUCTION MANAGEMENT
1 1:200

NOTES
1. THE SUPPLIER OF THE FENCE SHALL BE RESPONSIBLE FOR THE FENCE DESIGN, CONSTRUCTION AND MAINTENANCE.
2. THE SUPPLIER OF THE FENCE SHALL BE RESPONSIBLE FOR THE FENCE DESIGN, CONSTRUCTION AND MAINTENANCE.

W1 - washing machine
W2 - western red cedar
W3 - west p.p.f.
W4 - weather
W5 - weather
W6 - weather

CONCRETE
CONCRETE
CONCRETE
CONCRETE
CONCRETE
CONCRETE

CC - cement dust
CD - compacted
CE - compacted
CF - compacted
CG - compacted

AA - all brick
AB - all brick
AC - all brick
AD - all brick

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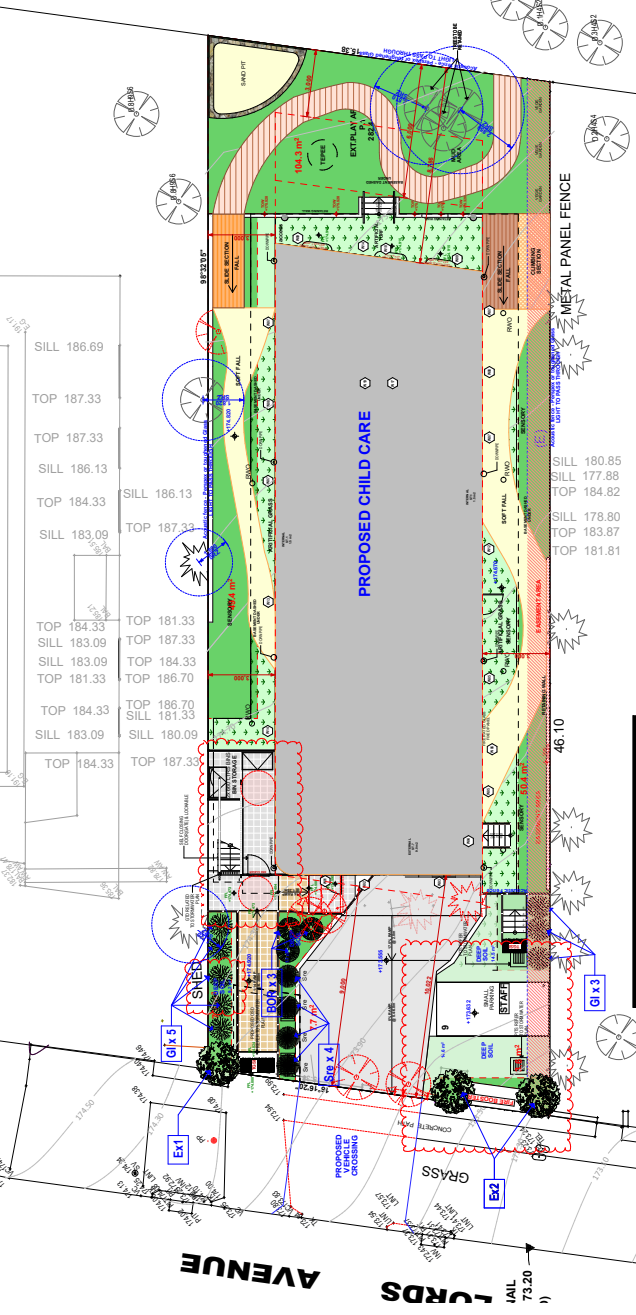


ATTACHMENT 2 - ITEM 1

NOTES
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 4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE YOU DIG.
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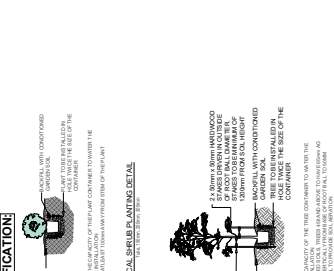
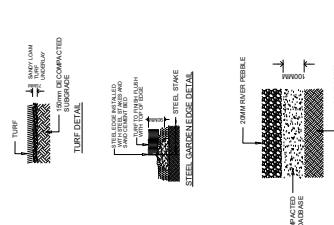
SP 94588

No.48
 MULTI STOREY
 CEMENT RENDERED
 METAL ROOF



REVISED / ISSUE / DATE	Drawn By	Date	Drawn By
C	NT	6/12/2023	NT
D	NT	22/02/2024	NT
E	NT	1/03/2024	NT

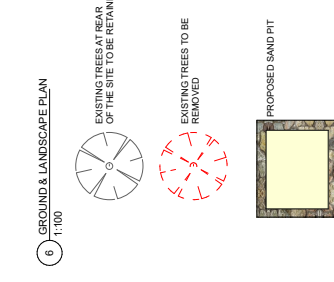
DEVELOPMENT APPLICATION	
PROJECT NO	23-033
PROJECT	46 LORDS AVENUE, ASQUITH
CUBIT	REC'D
DRAWING	LANDSCAPE PLAN
ISSUED	NT
DATE	6/12/2023
BY	NT
FOR	NT



LANDSCAPE CALCULATIONS	AREA	%
TOTAL SITE AREA	702 m ²	31.7 %
TOTAL LANDSCAPE PROPOSED	222.8m ²	

PLANTS SCHEDULE	Code	Latin Name (Common Name)	Height	Qty	Size	Shade
Tree	E	Eleocharis reticulata (Blue berry Ash)	3m	3	35 litre	Yes
Shrub	S	Syzygium australe (Realism) (Lily Play)	3m	4	5 litre	-
Gr	G	Grevillea 'Moonlight' (Moonlight) (Grevillea)	3m	4	5 litre	-
Bor	B	Boronia heterophylla (Red Boronia)	1.3m	3	5 litre	-

LEGEND
FILL AREA DENOTES LANDSCAPED AREA
Eleocharis reticulata (Blue berry Ash)-3m)
Syzygium australe (Realism) (Lily Play)-3m)
Grevillea 'Moonlight' (Moonlight) (Grevillea)-3m)
Boronia heterophylla (Red Boronia)-1.3m)
ARTIFICIAL GRASS
SOFT FOOTPATH
SOFT FALL CLIMBING AREA
TIMBER DECKING
SLIDE



LANDSCAPE SPECIFICATION:
 1. ALL PLANTINGS TO BE INSTALLED WITH COMPLETED MULCHING TO THE FULL DEPTH OF THE MULCH.
 2. ALL PLANTINGS TO BE INSTALLED WITH COMPLETED MULCHING TO THE FULL DEPTH OF THE MULCH.
 3. ALL PLANTINGS TO BE INSTALLED WITH COMPLETED MULCHING TO THE FULL DEPTH OF THE MULCH.
 4. ALL PLANTINGS TO BE INSTALLED WITH COMPLETED MULCHING TO THE FULL DEPTH OF THE MULCH.
 5. ALL PLANTINGS TO BE INSTALLED WITH COMPLETED MULCHING TO THE FULL DEPTH OF THE MULCH.

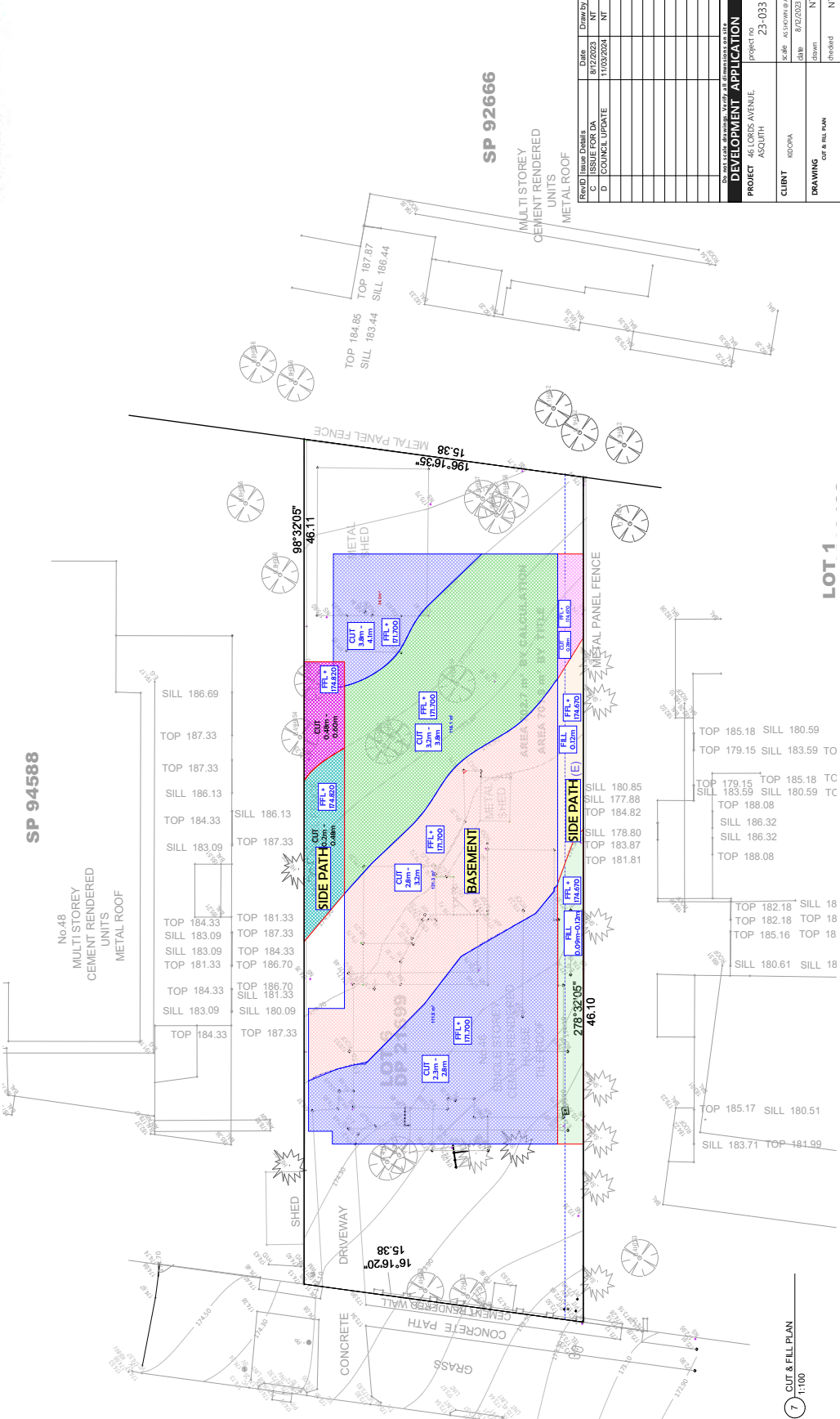
TYPICAL TREE PLANTING DETAIL
 1. THE TREE SHALL BE PLANTED TO THE FULL DEPTH OF THE MULCH.
 2. THE TREE SHALL BE PLANTED TO THE FULL DEPTH OF THE MULCH.
 3. THE TREE SHALL BE PLANTED TO THE FULL DEPTH OF THE MULCH.
 4. THE TREE SHALL BE PLANTED TO THE FULL DEPTH OF THE MULCH.
 5. THE TREE SHALL BE PLANTED TO THE FULL DEPTH OF THE MULCH.

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ATTACHMENT 2 - ITEM 1

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT KNOW THE LOCATION OF SERVICES, CONTACT THE LOCAL COUNCIL.
 4. CONTRACTOR TO VERIFY THE LOCATION OF ALL SERVICES AND UTILITIES BEFORE YOU DIG. IF YOU DO NOT KNOW THE LOCATION OF SERVICES, CONTACT THE LOCAL COUNCIL.
 5. CONTRACTOR TO VERIFY THE LOCATION OF ALL SERVICES AND UTILITIES BEFORE YOU DIG. IF YOU DO NOT KNOW THE LOCATION OF SERVICES, CONTACT THE LOCAL COUNCIL.
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 10. CONTRACTOR TO VERIFY THE LOCATION OF ALL SERVICES AND UTILITIES BEFORE YOU DIG. IF YOU DO NOT KNOW THE LOCATION OF SERVICES, CONTACT THE LOCAL COUNCIL.



REV	DATE	BY	DESCRIPTION
1	11/03/2024	NT	ISSUE FOR DA
2	11/03/2024	NT	COUNCIL UPDATE

DATE	6/12/2023	NT
DATE	11/03/2024	NT

DEVELOPMENT APPLICATION	
PROJECT NO	23-033
PROJECT	46 LORDS AVENUE, ASQUITH
CUBRT	KEDORA
SCALE	AS SHOWN ON PL
DATE	6/12/2023
DRAWN	NT
CHECKED	NT

ISSUED TO	DA-011
ISSUE	D

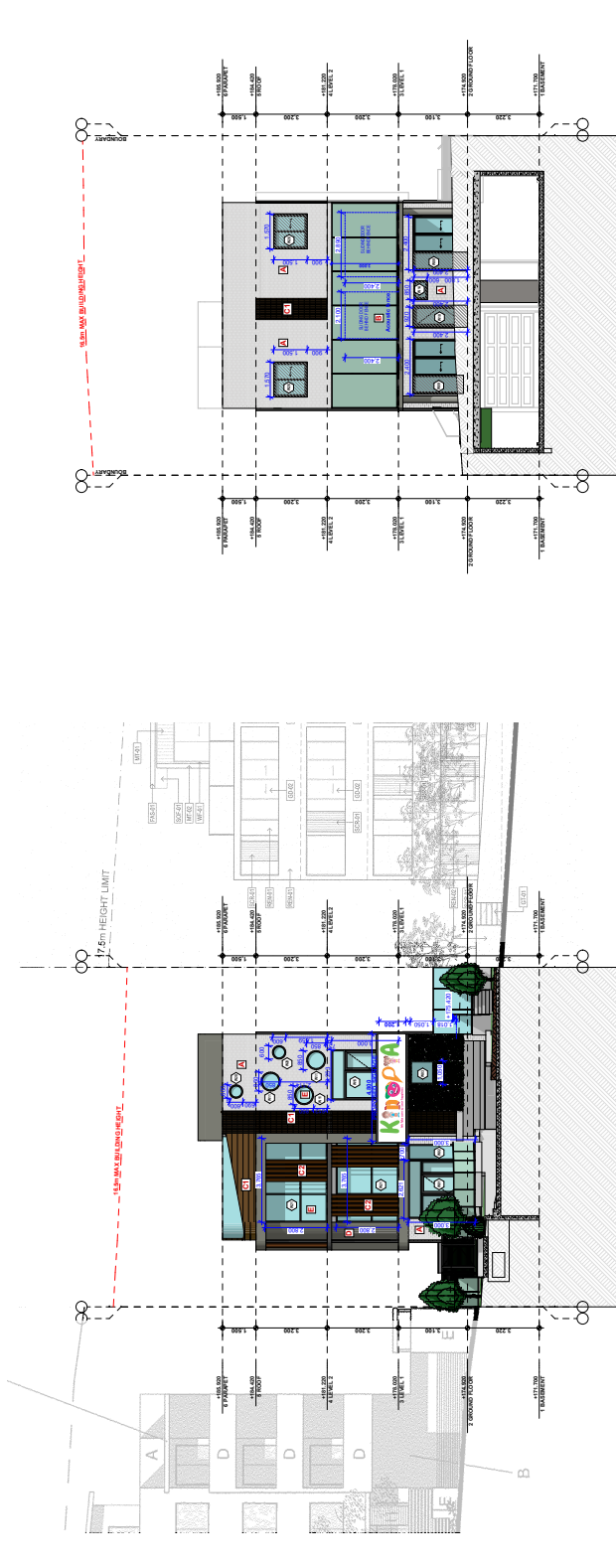
NOTES
 1. ALL MATERIALS TO BE USED IN THIS DEVELOPMENT MUST BE APPROVED BY THE LOCAL COUNCIL.
 2. THE DEVELOPER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.
 3. THE DEVELOPER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.
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 9. THE DEVELOPER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.
 10. THE DEVELOPER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL.

- AB - asphalt
- AC - concrete
- AD - driveway
- AE - earth
- AF - fence
- AG - grass
- AH - hard surface
- AI - iron
- AJ - aluminium
- AK - asphalt
- AL - aluminium
- AM - asphalt
- AN - aluminium
- AO - asphalt
- AP - aluminium
- AQ - asphalt
- AR - aluminium
- AS - asphalt
- AT - aluminium
- AU - asphalt
- AV - aluminium
- AW - asphalt
- AX - aluminium
- AY - asphalt
- AZ - aluminium
- BA - brick
- BB - brick
- BC - brick
- BD - brick
- BE - brick
- BF - brick
- BG - brick
- BH - brick
- BI - brick
- BJ - brick
- BK - brick
- BL - brick
- BM - brick
- BN - brick
- BO - brick
- BP - brick
- BQ - brick
- BR - brick
- BS - brick
- BT - brick
- BU - brick
- BV - brick
- BW - brick
- BX - brick
- BY - brick
- BZ - brick
- CA - concrete
- CB - concrete
- CC - concrete
- CD - concrete
- CE - concrete
- CF - concrete
- CG - concrete
- CH - concrete
- CI - concrete
- CJ - concrete
- CK - concrete
- CL - concrete
- CM - concrete
- CN - concrete
- CO - concrete
- CP - concrete
- CQ - concrete
- CR - concrete
- CS - concrete
- CT - concrete
- CU - concrete
- CV - concrete
- CW - concrete
- CX - concrete
- CY - concrete
- CZ - concrete
- DA - driveway
- DB - driveway
- DC - driveway
- DD - driveway
- DE - driveway
- DF - driveway
- DG - driveway
- DH - driveway
- DI - driveway
- DJ - driveway
- DK - driveway
- DL - driveway
- DM - driveway
- DN - driveway
- DO - driveway
- DP - driveway
- DQ - driveway
- DR - driveway
- DS - driveway
- DT - driveway
- DU - driveway
- DV - driveway
- DW - driveway
- DX - driveway
- DY - driveway
- DZ - driveway
- EA - earth
- EB - earth
- EC - earth
- ED - earth
- EE - earth
- EF - earth
- EG - earth
- EH - earth
- EI - earth
- EJ - earth
- EK - earth
- EL - earth
- EM - earth
- EN - earth
- EO - earth
- EP - earth
- EQ - earth
- ER - earth
- ES - earth
- ET - earth
- EU - earth
- EV - earth
- EW - earth
- EX - earth
- EY - earth
- EZ - earth
- FA - fence
- FB - fence
- FC - fence
- FD - fence
- FE - fence
- FF - fence
- FG - fence
- FH - fence
- FI - fence
- FJ - fence
- FK - fence
- FL - fence
- FM - fence
- FN - fence
- FO - fence
- FP - fence
- FQ - fence
- FR - fence
- FS - fence
- FT - fence
- FU - fence
- FV - fence
- FW - fence
- FX - fence
- FY - fence
- FZ - fence
- GA - grass
- GB - grass
- GC - grass
- GD - grass
- GE - grass
- GF - grass
- GH - grass
- GI - grass
- GJ - grass
- GK - grass
- GL - grass
- GM - grass
- GN - grass
- GO - grass
- GP - grass
- GQ - grass
- GR - grass
- GS - grass
- GT - grass
- GU - grass
- GV - grass
- GW - grass
- GX - grass
- GY - grass
- GZ - grass
- HA - hard surface
- HB - hard surface
- HC - hard surface
- HD - hard surface
- HE - hard surface
- HF - hard surface
- HG - hard surface
- HH - hard surface
- HI - hard surface
- HJ - hard surface
- HK - hard surface
- HL - hard surface
- HM - hard surface
- HN - hard surface
- HO - hard surface
- HP - hard surface
- HQ - hard surface
- HR - hard surface
- HS - hard surface
- HT - hard surface
- HU - hard surface
- HV - hard surface
- HW - hard surface
- HX - hard surface
- HY - hard surface
- HZ - hard surface
- IA - iron
- IB - iron
- IC - iron
- ID - iron
- IE - iron
- IF - iron
- IG - iron
- IH - iron
- II - iron
- IJ - iron
- IK - iron
- IL - iron
- IM - iron
- IN - iron
- IO - iron
- IP - iron
- IQ - iron
- IR - iron
- IS - iron
- IT - iron
- IU - iron
- IV - iron
- IW - iron
- IX - iron
- IY - iron
- IZ - iron
- JA - aluminium
- JB - aluminium
- JC - aluminium
- JD - aluminium
- JE - aluminium
- JF - aluminium
- JG - aluminium
- JH - aluminium
- JI - aluminium
- JJ - aluminium
- JK - aluminium
- JL - aluminium
- JM - aluminium
- JN - aluminium
- JO - aluminium
- JP - aluminium
- JQ - aluminium
- JR - aluminium
- JS - aluminium
- JT - aluminium
- JU - aluminium
- JV - aluminium
- JW - aluminium
- JX - aluminium
- JY - aluminium
- JZ - aluminium
- KA - asphalt
- KB - asphalt
- KC - asphalt
- KD - asphalt
- KE - asphalt
- KF - asphalt
- KG - asphalt
- KH - asphalt
- KI - asphalt
- KJ - asphalt
- KL - asphalt
- KM - asphalt
- KN - asphalt
- KO - asphalt
- KP - asphalt
- KQ - asphalt
- KR - asphalt
- KS - asphalt
- KT - asphalt
- KU - asphalt
- KV - asphalt
- KW - asphalt
- KX - asphalt
- KY - asphalt
- KZ - asphalt
- LA - brick
- LB - brick
- LC - brick
- LD - brick
- LE - brick
- LF - brick
- LG - brick
- LH - brick
- LI - brick
- LJ - brick
- LK - brick
- LL - brick
- LM - brick
- LN - brick
- LO - brick
- LP - brick
- LQ - brick
- LR - brick
- LS - brick
- LT - brick
- LU - brick
- LV - brick
- LW - brick
- LX - brick
- LY - brick
- LZ - brick
- MA - concrete
- MB - concrete
- MC - concrete
- MD - concrete
- ME - concrete
- MF - concrete
- MG - concrete
- MH - concrete
- MI - concrete
- MJ - concrete
- MK - concrete
- ML - concrete
- MM - concrete
- MN - concrete
- MO - concrete
- MP - concrete
- MQ - concrete
- MR - concrete
- MS - concrete
- MT - concrete
- MU - concrete
- MV - concrete
- MW - concrete
- MX - concrete
- MY - concrete
- MZ - concrete
- NA - driveway
- NB - driveway
- NC - driveway
- ND - driveway
- NE - driveway
- NF - driveway
- NG - driveway
- NH - driveway
- NI - driveway
- NJ - driveway
- NK - driveway
- NL - driveway
- NM - driveway
- NO - driveway
- NP - driveway
- NQ - driveway
- NR - driveway
- NS - driveway
- NT - driveway
- NU - driveway
- NV - driveway
- NW - driveway
- NX - driveway
- NY - driveway
- NZ - driveway
- OA - earth
- OB - earth
- OC - earth
- OD - earth
- OE - earth
- OF - earth
- OG - earth
- OH - earth
- OI - earth
- OJ - earth
- OK - earth
- OL - earth
- OM - earth
- ON - earth
- OO - earth
- OP - earth
- OQ - earth
- OR - earth
- OS - earth
- OT - earth
- OU - earth
- OV - earth
- OW - earth
- OX - earth
- OY - earth
- OZ - earth
- PA - fence
- PB - fence
- PC - fence
- PD - fence
- PE - fence
- PF - fence
- PG - fence
- PH - fence
- PI - fence
- PJ - fence
- PK - fence
- PL - fence
- PM - fence
- PN - fence
- PO - fence
- PP - fence
- PQ - fence
- PR - fence
- PS - fence
- PT - fence
- PU - fence
- PV - fence
- PW - fence
- PX - fence
- PY - fence
- PZ - fence
- QA - grass
- QB - grass
- QC - grass
- QD - grass
- QE - grass
- QF - grass
- QG - grass
- QH - grass
- QI - grass
- QJ - grass
- QK - grass
- QL - grass
- QM - grass
- QN - grass
- QO - grass
- QP - grass
- QQ - grass
- QR - grass
- QS - grass
- QT - grass
- QU - grass
- QV - grass
- QW - grass
- QX - grass
- QY - grass
- QZ - grass
- RA - hard surface
- RB - hard surface
- RC - hard surface
- RD - hard surface
- RE - hard surface
- RF - hard surface
- RG - hard surface
- RH - hard surface
- RI - hard surface
- RJ - hard surface
- RK - hard surface
- RL - hard surface
- RM - hard surface
- RO - hard surface
- RP - hard surface
- RQ - hard surface
- RR - hard surface
- RS - hard surface
- RT - hard surface
- RU - hard surface
- RV - hard surface
- RW - hard surface
- RX - hard surface
- RY - hard surface
- RZ - hard surface
- SA - brick
- SB - brick
- SC - brick
- SD - brick
- SE - brick
- SF - brick
- SG - brick
- SH - brick
- SI - brick
- SJ - brick
- SK - brick
- SL - brick
- SM - brick
- SN - brick
- SO - brick
- SP - brick
- SQ - brick
- SR - brick
- SS - brick
- ST - brick
- SU - brick
- SV - brick
- SW - brick
- SX - brick
- SY - brick
- SZ - brick
- TA - concrete
- TB - concrete
- TC - concrete
- TD - concrete
- TE - concrete
- TF - concrete
- TG - concrete
- TH - concrete
- TI - concrete
- TJ - concrete
- TK - concrete
- TL - concrete
- TM - concrete
- TN - concrete
- TO - concrete
- TP - concrete
- TQ - concrete
- TR - concrete
- TS - concrete
- TT - concrete
- TU - concrete
- TV - concrete
- TW - concrete
- TX - concrete
- TY - concrete
- TZ - concrete
- UA - driveway
- UB - driveway
- UC - driveway
- UD - driveway
- UE - driveway
- UF - driveway
- UG - driveway
- UH - driveway
- UI - driveway
- UJ - driveway
- UK - driveway
- UL - driveway
- UM - driveway
- UN - driveway
- UO - driveway
- UP - driveway
- UQ - driveway
- UR - driveway
- US - driveway
- UT - driveway
- UU - driveway
- UV - driveway
- UW - driveway
- UX - driveway
- UY - driveway
- UZ - driveway
- VA - earth
- VB - earth
- VC - earth
- VD - earth
- VE - earth
- VF - earth
- VG - earth
- VH - earth
- VI - earth
- VJ - earth
- VK - earth
- VL - earth
- VM - earth
- VN - earth
- VO - earth
- VP - earth
- VQ - earth
- VR - earth
- VS - earth
- VT - earth
- VU - earth
- VV - earth
- VW - earth
- VX - earth
- VY - earth
- VZ - earth
- WA - fence
- WB - fence
- WC - fence
- WD - fence
- WE - fence
- WF - fence
- WG - fence
- WH - fence
- WI - fence
- WJ - fence
- WK - fence
- WL - fence
- WM - fence
- WN - fence
- WO - fence
- WP - fence
- WQ - fence
- WR - fence
- WS - fence
- WT - fence
- WU - fence
- WV - fence
- WW - fence
- WX - fence
- WY - fence
- WZ - fence
- XA - grass
- XB - grass
- XC - grass
- XD - grass
- XE - grass
- XF - grass
- XG - grass
- XH - grass
- XI - grass
- XJ - grass
- XK - grass
- XL - grass
- XM - grass
- XN - grass
- XO - grass
- XP - grass
- XQ - grass
- XR - grass
- XS - grass
- XT - grass
- XU - grass
- XV - grass
- XW - grass
- XX - grass
- XY - grass
- XZ - grass
- YA - hard surface
- YB - hard surface
- YC - hard surface
- YD - hard surface
- YE - hard surface
- YF - hard surface
- YG - hard surface
- YH - hard surface
- YI - hard surface
- YJ - hard surface
- YK - hard surface
- YL - hard surface
- YM - hard surface
- YN - hard surface
- YO - hard surface
- YP - hard surface
- YQ - hard surface
- YR - hard surface
- YS - hard surface
- YT - hard surface
- YU - hard surface
- YV - hard surface
- YW - hard surface
- YX - hard surface
- YY - hard surface
- YZ - hard surface
- ZA - brick
- ZB - brick
- ZC - brick
- ZD - brick
- ZE - brick
- ZF - brick
- ZG - brick
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- ZI - brick
- ZJ - brick
- ZK - brick
- ZL - brick
- ZM - brick
- ZN - brick
- ZO - brick
- ZP - brick
- ZQ - brick
- ZR - brick
- ZS - brick
- ZT - brick
- ZU - brick
- ZV - brick
- ZW - brick
- ZX - brick
- ZY - brick
- ZZ - brick



ATTACHMENT 2 - ITEM 1

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT KNOW THE DEPTH OF ANY SERVICES, CONTACT THE LOCAL AUTHORITY.
 4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ASSUREMENTS IN THE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



REVISED / ISSUE DATES	DATE	DRAWN BY
A	20/09/2023	NT
B	27/09/2023	NT
C	02/10/2023	NT
D	11/02/2024	NT

FOR MORE INFORMATION, CONTACT THE ENGINEERING CONSULTANT:

DEVELOPMENT APPLICATION
 PROJECT: 46 LORDS AVENUE, ASQUITH
 CLIENT: KEDOPA
 DATE: 02/10/2023
 DRAWING: EAST & WEST ELEVATION
 DRAWN: NT
 CHECKED: NT

A WHITE HAVERBROS OR SIMILAR COLOUR GRENDAKER PAVEMENT FINISH

B GLASS BALUSTRADE

C1 TIMBER STRIPS QUADRING 1

C2 ALUMINIUM BRASS LOOK VERTICAL ELEMENTS WAINUTS COLOUR

D CONCRETE RENDERED

E ALUMINIUM FRAMED WINDOWS WAINUTS POWDER COAT FINISH

F PROPOSED SIGNAGE 4.3m x 1.2m

G ARTIFICIAL GREEN WALL

H ATTENUATION SCREEN

Legend:
 AB: all brick
 AD: acoustic plaster
 AP: acoustic plaster
 ADP: all plaster
 AP: all plaster
 AC: insulation
 BP: brick veneer
 C: cooler
 CC: cement dust
 CSB: cement
 CCB: concrete
 CT: cement tile
 D: door
 DR: drying furnace
 DH: double hvy
 DPC: damp proof course
 DRN: deep pool membrane
 F: floor
 FB: floor brick
 FCL: fire rated ceiling level
 FW: floor water
 GFV: glass reinforced fibre
 GRAND: granolithic
 GSP: glass reinforced plaster
 HBR: half brick
 IWD: insulation
 IR: rigid insulation
 PC: precast concrete
 PCC: precast concrete
 R: render
 RCI: rigid insulation
 RE: reduced lead
 RPH: rainwater head
 SBL: slabs on site level
 SP: sandstone
 TC: terracotta
 U: unit
 UP: outside
 W: window
 WWC: window cover

OTHER:
 W/M: washing machine
 WVC: western red cedar
 VV: vinyl PVP

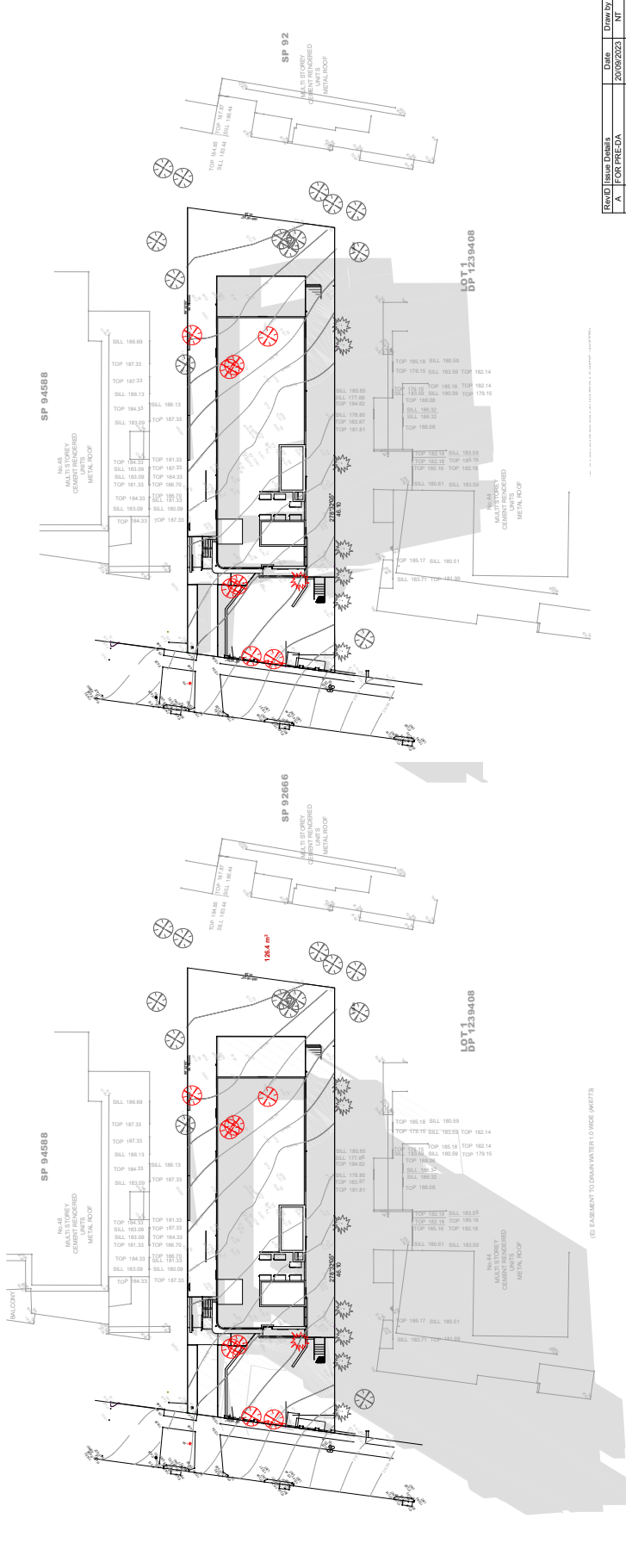
NOTES:
 1. ALL MATERIALS REFERENCED TO BE SUPPLIED TO THE PROJECT AND TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE SUPPLIERS OF THE PRODUCTS TO BE USED MUST BE APPROVED BY THE LOCAL GOVERNMENT. THE SUPPLIERS OF THE PRODUCTS TO BE USED MUST BE APPROVED BY THE LOCAL GOVERNMENT. THE SUPPLIERS OF THE PRODUCTS TO BE USED MUST BE APPROVED BY THE LOCAL GOVERNMENT.

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ATTACHMENT 2 - ITEM 1

NOTES
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9AM SHADOW
 1:200

12PM SHADOW
 1:200

REVISED	DATE	DRAWN BY
A	20/09/2023	NT
B	27/09/2023	NT
C	07/12/2023	NT

DEVELOPMENT APPLICATION	
PROJECT	46 LORDS AVENUE, ASQUITH 23-033
CLIENT	KEDOPA
DRAWING	SHADOWS 3/AM 12PM
SCALE	AS SHOWN (SP A)
DRAWN	07/12/2023
CHECKED	NT

DA-005
 ESUP C

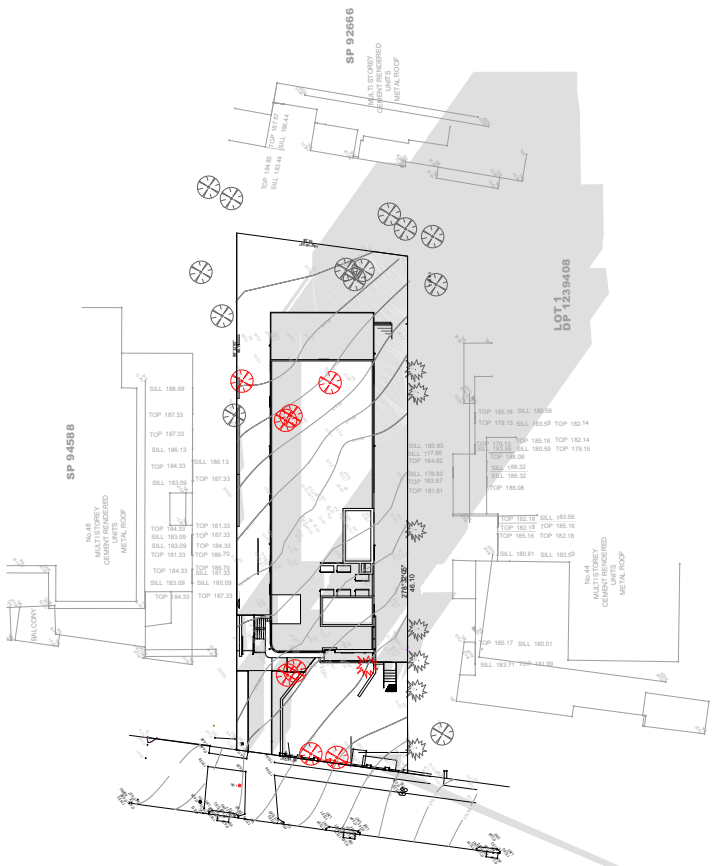
NOTES
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT HAVE INFORMATION, CONTACT THE LOCAL COUNCIL OR THE UTILITY COMPANIES ASSIGNED TO THE AREA. CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.

- AB - all brick
- AC - aluminium
- AD - acoustic plaster
- AE - acoustic ceiling
- AF - acoustic ceiling
- AG - acoustic ceiling
- AH - acoustic ceiling
- AI - acoustic ceiling
- AL - aluminium
- AM - aluminium
- AN - aluminium
- AO - aluminium
- AP - aluminium
- AR - aluminium
- AS - aluminium
- AT - aluminium
- AV - aluminium
- AW - aluminium
- AX - aluminium
- AY - aluminium
- AZ - aluminium
- BA - aluminium
- BB - aluminium
- BC - aluminium
- BD - aluminium
- BE - aluminium
- BF - aluminium
- BG - aluminium
- BH - aluminium
- BI - aluminium
- BJ - aluminium
- BK - aluminium
- BL - aluminium
- BM - aluminium
- BN - aluminium
- BO - aluminium
- BP - aluminium
- BQ - aluminium
- BR - aluminium
- BS - aluminium
- BT - aluminium
- BU - aluminium
- BV - aluminium
- BW - aluminium
- BX - aluminium
- BY - aluminium
- BZ - aluminium
- CA - aluminium
- CB - aluminium
- CC - aluminium
- CD - aluminium
- CE - aluminium
- CF - aluminium
- CG - aluminium
- CH - aluminium
- CI - aluminium
- CJ - aluminium
- CK - aluminium
- CL - aluminium
- CM - aluminium
- CN - aluminium
- CO - aluminium
- CP - aluminium
- CQ - aluminium
- CR - aluminium
- CS - aluminium
- CT - aluminium
- CU - aluminium
- CV - aluminium
- CW - aluminium
- CX - aluminium
- CY - aluminium
- CZ - aluminium
- DA - aluminium
- DB - aluminium
- DC - aluminium
- DD - aluminium
- DE - aluminium
- DF - aluminium
- DG - aluminium
- DH - aluminium
- DI - aluminium
- DJ - aluminium
- DK - aluminium
- DL - aluminium
- DM - aluminium
- DN - aluminium
- DO - aluminium
- DP - aluminium
- DQ - aluminium
- DR - aluminium
- DS - aluminium
- DT - aluminium
- DU - aluminium
- DV - aluminium
- DW - aluminium
- DX - aluminium
- DY - aluminium
- DZ - aluminium
- EA - aluminium
- EB - aluminium
- EC - aluminium
- ED - aluminium
- EE - aluminium
- EF - aluminium
- EG - aluminium
- EH - aluminium
- EI - aluminium
- EJ - aluminium
- EK - aluminium
- EL - aluminium
- EM - aluminium
- EN - aluminium
- EO - aluminium
- EP - aluminium
- EQ - aluminium
- ER - aluminium
- ES - aluminium
- ET - aluminium
- EU - aluminium
- EV - aluminium
- EW - aluminium
- EX - aluminium
- EY - aluminium
- EZ - aluminium
- FA - aluminium
- FB - aluminium
- FC - aluminium
- FD - aluminium
- FE - aluminium
- FF - aluminium
- FG - aluminium
- FH - aluminium
- FI - aluminium
- FJ - aluminium
- FK - aluminium
- FL - aluminium
- FM - aluminium
- FN - aluminium
- FO - aluminium
- FP - aluminium
- FQ - aluminium
- FR - aluminium
- FS - aluminium
- FT - aluminium
- FU - aluminium
- FV - aluminium
- FW - aluminium
- FX - aluminium
- FY - aluminium
- FZ - aluminium
- GA - aluminium
- GB - aluminium
- GC - aluminium
- GD - aluminium
- GE - aluminium
- GF - aluminium
- GH - aluminium
- GI - aluminium
- GJ - aluminium
- GK - aluminium
- GL - aluminium
- GM - aluminium
- GN - aluminium
- GO - aluminium
- GP - aluminium
- GQ - aluminium
- GR - aluminium
- GS - aluminium
- GT - aluminium
- GU - aluminium
- GV - aluminium
- GW - aluminium
- GX - aluminium
- GY - aluminium
- GZ - aluminium
- HA - aluminium
- HB - aluminium
- HC - aluminium
- HD - aluminium
- HE - aluminium
- HF - aluminium
- HG - aluminium
- HH - aluminium
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- HJ - aluminium
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- HL - aluminium
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- HP - aluminium
- HQ - aluminium
- HR - aluminium
- HS - aluminium
- HT - aluminium
- HU - aluminium
- HV - aluminium
- HW - aluminium
- HX - aluminium
- HY - aluminium
- HZ - aluminium
- IA - aluminium
- IB - aluminium
- IC - aluminium
- ID - aluminium
- IE - aluminium
- IF - aluminium
- IG - aluminium
- IH - aluminium
- II - aluminium
- IJ - aluminium
- IK - aluminium
- IL - aluminium
- IM - aluminium
- IN - aluminium
- IO - aluminium
- IP - aluminium
- IQ - aluminium
- IR - aluminium
- IS - aluminium
- IT - aluminium
- IU - aluminium
- IV - aluminium
- IW - aluminium
- IX - aluminium
- IY - aluminium
- IZ - aluminium
- JA - aluminium
- JB - aluminium
- JC - aluminium
- JD - aluminium
- JE - aluminium
- JF - aluminium
- JG - aluminium
- JH - aluminium
- JI - aluminium
- IJ - aluminium
- JK - aluminium
- KL - aluminium
- LM - aluminium
- LN - aluminium
- LO - aluminium
- LP - aluminium
- LQ - aluminium
- LR - aluminium
- LS - aluminium
- LT - aluminium
- LU - aluminium
- LV - aluminium
- LW - aluminium
- LX - aluminium
- LY - aluminium
- LZ - aluminium
- MA - aluminium
- MB - aluminium
- MC - aluminium
- MD - aluminium
- ME - aluminium
- MF - aluminium
- MG - aluminium
- MH - aluminium
- MI - aluminium
- IJ - aluminium
- MK - aluminium
- ML - aluminium
- MM - aluminium
- MN - aluminium
- MO - aluminium
- MP - aluminium
- MQ - aluminium
- MR - aluminium
- MS - aluminium
- MT - aluminium
- MU - aluminium
- MV - aluminium
- MW - aluminium
- MX - aluminium
- MY - aluminium
- MZ - aluminium
- NA - aluminium
- NB - aluminium
- NC - aluminium
- ND - aluminium
- NE - aluminium
- NF - aluminium
- NG - aluminium
- NH - aluminium
- NI - aluminium
- IJ - aluminium
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- NL - aluminium
- NM - aluminium
- NO - aluminium
- NP - aluminium
- NQ - aluminium
- NR - aluminium
- NS - aluminium
- NT - aluminium
- IJ - aluminium
- NU - aluminium
- NV - aluminium
- NW - aluminium
- NX - aluminium
- NY - aluminium
- NZ - aluminium
- OA - aluminium
- OB - aluminium
- OC - aluminium
- OD - aluminium
- OE - aluminium
- OF - aluminium
- OG - aluminium
- OH - aluminium
- OI - aluminium
- IJ - aluminium
- OK - aluminium
- OL - aluminium
- OM - aluminium
- ON - aluminium
- OO - aluminium
- OP - aluminium
- OQ - aluminium
- OR - aluminium
- OS - aluminium
- OT - aluminium
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- OV - aluminium
- OW - aluminium
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- OZ - aluminium
- PA - aluminium
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- PD - aluminium
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- PF - aluminium
- PG - aluminium
- PH - aluminium
- PI - aluminium
- IJ - aluminium
- PK - aluminium
- PL - aluminium
- PM - aluminium
- PN - aluminium
- PO - aluminium
- PP - aluminium
- PQ - aluminium
- PR - aluminium
- PS - aluminium
- PT - aluminium
- IJ - aluminium
- PU - aluminium
- PV - aluminium
- PW - aluminium
- PX - aluminium
- PY - aluminium
- PZ - aluminium
- QA - aluminium
- QB - aluminium
- QC - aluminium
- QD - aluminium
- QE - aluminium
- QF - aluminium
- QG - aluminium
- QH - aluminium
- QI - aluminium
- IJ - aluminium
- QK - aluminium
- QL - aluminium
- QM - aluminium
- QN - aluminium
- QO - aluminium
- QP - aluminium
- QQ - aluminium
- QR - aluminium
- QS - aluminium
- QT - aluminium
- IJ - aluminium
- QU - aluminium
- QV - aluminium
- QW - aluminium
- QX - aluminium
- QY - aluminium
- QZ - aluminium
- RA - aluminium
- RB - aluminium
- RC - aluminium
- RD - aluminium
- RE - aluminium
- RF - aluminium
- RG - aluminium
- RH - aluminium
- RI - aluminium
- IJ - aluminium
- RK - aluminium
- RL - aluminium
- RM - aluminium
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- SD - aluminium
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- SF - aluminium
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- SM - aluminium
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- SO - aluminium
- SP - aluminium
- SQ - aluminium
- SR - aluminium
- SS - aluminium
- ST - aluminium
- IJ - aluminium
- SU - aluminium
- SV - aluminium
- SW - aluminium
- SX - aluminium
- SY - aluminium
- SZ - aluminium
- TA - aluminium
- TB - aluminium
- TC - aluminium
- TD - aluminium
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- TF - aluminium
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- TH - aluminium
- TI - aluminium
- IJ - aluminium
- TJ - aluminium
- TK - aluminium
- TL - aluminium
- TM - aluminium
- TN - aluminium
- TO - aluminium
- TP - aluminium
- TQ - aluminium
- TR - aluminium
- TS - aluminium
- TT - aluminium
- IJ - aluminium
- TU - aluminium
- TV - aluminium
- TW - aluminium
- TX - aluminium
- TY - aluminium
- TZ - aluminium
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- UB - aluminium
- UC - aluminium
- UD - aluminium
- UE - aluminium
- UF - aluminium
- UG - aluminium
- UH - aluminium
- UI - aluminium
- IJ - aluminium
- UK - aluminium
- UL - aluminium
- UM - aluminium
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- UP - aluminium
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- IJ - aluminium
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- VC - aluminium
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- WS - aluminium
- WT - aluminium
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- WU - aluminium
- WV - aluminium
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- XM - aluminium
- XN - aluminium
- XO - aluminium
- XP - aluminium
- XQ - aluminium
- XR - aluminium
- XS - aluminium
- XT - aluminium
- IJ - aluminium
- XU - aluminium
- XV - aluminium
- XW - aluminium
- XX - aluminium
- XY - aluminium
- XZ - aluminium
- YA - aluminium
- YB - aluminium
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ATTACHMENT 3 - ITEM 1

NOTES
 1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE YOU DIG. IF YOU DO NOT KNOW, CONTACT THE UTILITY SERVICES PROVIDER.
 4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ASSUREMENTS TO BE OBTAINED PRIOR TO COMMENCING WORK.
 5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ASSUREMENTS TO BE OBTAINED PRIOR TO COMMENCING WORK.
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 10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ASSUREMENTS TO BE OBTAINED PRIOR TO COMMENCING WORK.



Rev/Issue	Date	Drawn by
A	20/09/2023	NT
B	27/09/2023	NT
C	07/12/2023	NT

DEVELOPMENT APPLICATION
 PROJECT 46 LORDS AVENUE, ASQUITH 23-033
 CLIENT KEDOPA
 DRAWING 9400WS 5/PM
 Scale: AS SHOWN (5/0 A)
 Date: 07/12/2023
 Drawn: NT
 Checked: NT

DA-006
 ISSUE C

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 2023

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 10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ASSUREMENTS TO BE OBTAINED PRIOR TO COMMENCING WORK.

- WM - washing machine
- WC - western toilet
- YS - yard (p.p.)
- RVP - rainwater pipe
- SSL - structure slab level
- SP - parapet
- TC - terrace
- U - unit
- UFS - outside
- W - window
- WC - water closet
- DMM - clamp pipe membrane (FR - haier - at F - roof)
- FR - floor slab
- FL - finished ceiling level
- FR - floor water
- GFV - glassed verandah
- GBAND - granite
- GSF - glass reinforced plastic
- RRH - rainwater head
- CC - cement coast
- CDP - composite
- CT - cement tile
- D - door
- DS - diving board
- DH - double living
- DM - double window
- DPC - damp proof course
- AB - air brick
- AC - aluminum
- AD - acoustic plaster
- ADPH - asphalt
- AV - air vent
- BC - breeze
- BS - breeze
- BU - brick veneer
- C - cooler

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ATTACHMENT 3 - ITEM 1

Operational Plan of Management

Kidopia Asquith childcare centre
46 Lords Avenue Asquith NSW 2077
16 May 2024



ATTACHMENT 4 - ITEM 1

Document Control

Reference	Status	Date	Prepared	Comments
Version 1	Revision 0	28 Nov 2023	Satya vrat Sharma	DA Submission document
Version 1	Revision 1	13 March 2024	Satya Vrat Sharma	RFI response : Aded Noise Mitigation Policy and a Complaint Management procedure/ grievance policy
Version 1	Revision 2	16 may 2024	Satyavrat sharma	Play room three no of kids reduced from 27 to 18.

Plan of management Kidopia Asquith

MANAGEMENT PLAN FOR CHILD CARE CENTRE

1. EXECUTIVE SUMMARY

This Plan of Management (POM) forms an essential part of the ongoing management requirements for the Child Care Centre. It is a document required by Council and that reflects a reasonable agreement between the Centre Operators and the Council in order to minimise any adverse effects upon neighbours. It is required by and reflects the intention of the requirements of Council's conditions of development consent for the centre.

2. CAPACITY OF CENTRE

The Centre's capacity is for a total of 54 Children as no of parking spaces are 9 and council traffic branch allowed us 1 parking space for 5 kids the centre have reduced 9 kids from play room 3. The existing capacity of the room is 27 kids but the centre will operate with 18 kids. The break up is as as follows:

0-2 years : 12 Kids

2-3 years : 15 Kids

3-5 years : 18 Kids

Weeks of Operation: 52 weeks per annum

Hours of Operation: 7:00am – 6pm

This capacity is based upon the numbers discussed with council.

3. HOURS OF OPERATION

The Centre opens daily Monday to Friday from 7:00 am to 6.00pm, fifty-two (52) weeks a year. The Centre closes for Public Holidays.

4 STAFFING

The Centre will be operated by maximum 10 staff including the primary contact at any one time. There will be a structured routine where the children will be divided between their age groups of 0-2 years (Babie) 2-3 years(toddlers), and 3-6 years (Pre-schoolers).

A daily programme will be based on their needs and individual development/progress. Each group will be required to maintain staff to children ratios in accordance with the Childcare Regulations.

Our analysis of Arrival and Departure times across our existing centres supports the staffing requirements and is in accordance with the requirements of the Children's Services Regulations.

5 STAFF ARRIVAL

Not all staff arrive at the same time. The arrivals are usually staggered between the hours of 7.00am to 9.30am. Full-time staff work as per roster for 8 hours a day (total 38 hours a week). Part-time or Casual staff work shifts as required.

6 PARENTS/CHILDREN ARRIVAL AND DEPARTURE

In the morning, parents usually arrive between the hours of 7:30am-9:30am. Similarly for pick-up, the parents would start arriving from 4:00pm and stagger until 6:00pm. The trends of arrival and departure times are also based upon our analysis of Arrival and Departure times across our existing centre at Kidopia Mount colah located at 567 pacific highway Mount colah. A detailed traffic assessment report is prepared in support of development.

7 INDOOR ACTIVITIES

Indoor activities are programmed depending on children's needs and developmental stages. Typically, the daily routine is as follows:

- 7am-8:00am: drop off
 - 8am-10:30am: Settling in for early arrivals and Centre Program – Individual Work Program – Individual Work
 - 10:30am – 11am: Morning Tea
 - 11am – 12:30pm: Group Time
 - 12:30pm – 1pm: Lunchtime
 - 1pm - 2:30pm Sleep or Rest/Time
 - 2:30pm – 5pm: Other play and educational activity (eg music, painting dance) or Outdoor Play, and Afternoon Tea
 - Indoor activities
 - 5pm – 6pm: pick up time and quiet play
- All Indoor and Outdoor Activities are supervised by the regulated number of trained staff.

8. OUTDOOR ACTIVITIES AND SUPERVISION

- Outdoor Play Schedule
- Mornings: Before Lunch
- Afternoons: After Lunch

We have limited the maximum number of children outside at one time in each playground.

The outdoor play will follow guidelines from acoustic report for maximum number of children outside at one time set out below as per acoustic report:

Table 5-4 Noise Prediction Scenarios

Outdoor Play Area	Children Age Group	Maximum Outside at one time
Ground Floor Outdoor Area	6 x 0-2 year olds	4 x 0–2-year-olds within active play area 2 x 0–2-year-olds within passive play area
5 x 2-3 year olds	3 x 2 – 3-year-olds within the active play area 2 x 2 – 3-year-olds within the passive play area	
First Floor Outdoor Area	9 x 3-5 year olds	5 x 3 – 5 year-olds within the active play area 4 x 3 – 5 year-olds within the passive play area

Outdoor activities vary from day to day and are dependent upon the weather and the programme. They include:

- Ball games
- Team play
- Balancing, Climbing, Stepping
- Using variety of gross motor skills development equipment
- Environmental and nature based activities
- Supervised play
- Sand play
- Water based play (not swimming pool)
- Free play

Monitoring

The monitoring process for outdoor play is the same as for indoor as follows:

Age Group

Monitoring Ratio – 2016

- 3 Staff: 12 Children for children under 2
- 3 Staff: 15 Children for children between 2-3
- 3 Staff: 18 Children for children 3-6

The outside play area will be used only during the centre hours of operation, depending on the weather conditions.

All outdoor activities are fully supervised and monitored. Teachers and children are encouraged to participate in quiet play activities.

The specified outdoor play policy and times shall be adhered to. Exceptional circumstances may apply. The centre manager shall ensure that outdoor play activities are conducted in an orderly fashion and that excessive noise from children playing, etc., is avoided wherever possible and practical.

9 AFTER HOURS EVENTS

The Centre may conduct the following events after 6.00pm and until 9.00pm or over weekends or holidays:

(a) Parent/Teacher's Information Evening (b) Teacher Training and Seminars on various topics ;

Items (a), (b) are held inside of the centre with doors and windows closed.

10 ENROLMENT AND TERMS AND CONDITIONS

The Centre has an established enrolment procedure and terms and conditions which parents sign. The centre operates approved childcare software "OWNA".

11 COMMUNITY / FAMILY INVOLVEMENT AND GRIEVANCE

The Centre actively encourages family involvement and communication relating to the centre, children, curriculum and activities.

In addition, we have an established policy to properly manage any grievances: which we operate through our childcare management software and is closely monitored

In addition, Parents receive a detailed Handbook, which provides an overview on all aspects of our company, philosophy, curriculum and policies. a copy can be provided upon request.

12 INSURANCES

In order to be licenced the operator has the following insurances:
 Childcare Insurance which covers all aspects of a childcare centre and includes Professional Indemnity Limit of Liability any one Claim \$20,000,000
 Professional Indemnity Limit of Liability in the aggregate any one Period of Cover \$60,000,000 from Guild insurance
 Workers Compensation Insurance (icare)

13 CENTRE POLICIES and PROCEDURES

The centre's operations are documented in our Policies and Procedures which can be found on OWNA, the childcare software we use through kidopia App.

These Policies and Procedures make up many volumes. All staff must read the Policies and Procedures and confirm in writing that they have done so. The Policies and Procedures are discussed at Staff Meetings and are continually updated and redistributed as they are amended to retain relevance and compliance.

14 CENTRE CLEANLINESS, WASTE MANAGEMENT and MAINTENANCE

Centres are kept clean by both staff and external professional cleaners and gardeners. The centre has a designated WH & S officer who maintains a schedule of required maintenance which is routinely undertaken by handymen, builders and other tradesmen as required. As the Centre educates children on environmental issues, it is a core objective to recycle our waste as best as possible.

Waste is collected in the 660 Litre bins under the commercial contract from FRETUS WASTE SERVICES PTY LIMITED. The same supplier collects our waste from Kidopia Mount Colah. Centre also keeps council bins for general waste , recycled waste and green waste.

15 FIRE SAFETY and EMERGENCY

The centre must carry certified fire equipment commensurate with the standards. All equipment is recertified as required by the law.

The centre has documented Emergency Evacuation Plans as well as Evacuation diagrams on display throughout the centre The centre will have a flood emergency plan as per the Flood risk management plan requirements. The centre will be installed with a Fire detection and sprinkler system.

16 COMMUNITY and NEIGHBOURS

Our car parking policy takes into account minimising inconveniences caused to the community. We have sufficient on site parking on premise to support families for pickup and drop.

Complaints from neighbours are anticipated to be very rare, however, if when received they will be taken seriously and resolved in a positive manner. The company’s internal risk and governance management process ensures that these issues are brought to the attention of the General Manager and Company director.

17 ADMINISTRATION

In addition to the onsite staff, the centre has access to a central head office which provides administration, technical, accounting, human resource and general management resources to the Centre as required.

This ensures that centres can operate with less onsite staff, in addition to the centres having access to highly skilled specialists to ensure that the centre operates at maximum professionalism and efficiency.

18 SECURITY and SAFETY

The centre has the following security measures in place:

- Surrounding child-proof fences and gates
- Security cameras and CCTV – external and internal
- Access from electronic RFID token
- Security alarm and PIR sensors in the building with back to base alarm.

19 SALES and MARKETING

The Centre’s sales and marketing plan may include the following avenues for publicising the centre:

- Branding
- Banners
- Site advertising
- Bulk advertising – eg flyers
- Internet/web page
- Centre opening
- Newsletters

Here is a detailed list of the childcare policies that the centre operates

Quality Area	Policy Name
Quality Area 1 - Educational program and practice	Kidopia_Additional_Needs_Policy_V.0.gdoc Kidopia_Technology_Policy_V.0.gdoc

	<p>Kidopia_Multicultural_Policy_V.0.gdoc Kidopia_Educational-Program-Policy_V.0.gdoc</p>
<p>Quality Area 2 - Health and safety</p>	<p>Kidopia_Control_of_Infectious_Diseases_V.0.gdoc Kidopia_Furniture_and_Equipment_Safety_Policy_V.0.gdoc Kidopai_Physical-Environment-Policy_V.0.gdoc Kidopia_Hand_Washing_Policy_V.0.gdoc Kidopia_Administration_of_Medication_Policy_V.0.gdoc Kidopia_Head_Lice_Policy_V.0.gdoc Kidopia_Anaphylaxis_Management_Policy_V.0.gdoc Kidopia_Health_Safety_Policy_V.0.gdoc Kidopia_Asthma_Management_Policy_V.0.gdoc Kidopia_Immunisation_Policy_V.0.gdoc Kidopia_Bottle-Safety-Preparation-Policy_V.0.gdoc Kidopia_Lockdown-Policy_V.0.gdoc Kidopia_Breastfeeding-Policy-V.0.gdoc Kidopia_Managing-an-Agressive-Parent-Policy_V.0.gdoc Kidopia_Bush-Fire-Policy_V0.gdoc Kidopia_Nappy-Change-Toileting-Policy_V.0.gdoc Kidopia_CCTV_Policy_V.0.gdoc Kidopia_Photograph-Policy-V.0.gdoc Kidopia_Child_Protection_Policy_V.0.gdoc Kidopia_Pregnancy_In_Early_Childhood_Policy_V.0.gdoc Kidopia_Childrens_Belongings_Policy_v.0.gdoc Kidopia_Road-Safety-Policy_V.0.gdoc Kidopia_Clothing_Policy_V.1.gdoc Kidopia_Safe_Storage_of_Hazardous_Chemicals_V.0.gdoc Kidopia_Cyber_Safety_Policy_V.0.gdoc Kidopia_Sick_Children_Policy_V.0.gdoc Kidopia_Dental_Health_Policy_V.0.gdoc Kidopia_Supervision_Policy_V.0.gdoc Kidopia_Diabetes_Management_Policy_V.0.gdoc Kidopia_Unexpected-Death-of-a-Child-at-a-Service-Policy_V.0.gdoc Kidopia_Epilepsy_Management_Policy_V.0.gdoc Kidopia_Work_Health_Safety_V.0.gdoc Kidopia_Fire_Evacuation-Procedure_V1.gdoc</p>
<p>Quality Area 3 - Physical environment</p>	<p>Kidopia_Environmentally-Responsible-Policy_V.0.gdoc</p>
<p>Quality Area 4 - Staffing arrangements</p>	<p>Kidopia_Bullying_Discrimination_and_Harassment_Policy_V.0.gdoc Kidopia_Grievance_Policy_Staff_V.0.gdoc</p>
<p>Quality Area 5 - Relationships with children</p>	<p>Kidopia_Anti_Bias_Inclusion_Policy_V.0.gdoc Kidopia_Behaviour_Guidance_Policy_V.0.gdoc Kidopia_Respect_for_Children_Policy_V.0.gdoc</p>

	Kidopia_Behaviour-Guidance_Bullying-Policy_V.0.gdoc Kidopia_Gender_Equity_Policy_V.0.gdoc
Quality Area 6 - Collaborative partnerships with families and communities	Connecting-Communicating-Guide_V1.02.17.pdf Kidopia Enrolment Kit 2020.gdoc Offer of Enrolment at Kidopia Child Care.gdoc Kidopia_ECIP-Management-Policy_V0.gdoc Orientation-Checklist_V2.02.17.gdoc Family-Goal-Sheet.gdoc Kidopia_Family_Communication_Policy_V.0.gdoc Orientation-Evaluation_V2.02.17.gdoc Family-Input_Weekend-Form-V1.02.17.gdoc Kidopia_Open_Door_Policy_V.0.gdoc Orientation_of_Families_LDC_V4.11.18.gdoc Family-Participation_V1.02.17.gdoc Kidopia_Parent-Handbook_V0.gdoc Supporting-Strengths-or-Creating-Mediocre-Weaknesses.pdf Family_Communication_Policy_LDC_V4.4.18.gdoc Kidopia_Termination_of_Enrolment_Policy_V.0.gdoc Kidopia Enrolment Kit 2020 v.1.gdoc Kidopia_Transition-to-School_Policy_V.0.gdoc
Quality Area 7 - Governance and Leadership	Enrolment Termination letter.gdoc Kidopia_Facebook_Policy_V.0.gdoc Kidopia_Make-Up-Day_Policy_V.0.gdoc Kidopia_Relief-Staff_Policy_V.0.gdoc Kidopia_In_Service_Staff_Development_Policy_LDC_V0.gdoc Kidopia_Management-Committee-Policy_V.0.gdoc
Enrolment Pack	All about me.pdf Code of conduct for families.gdoc Enrolment Form - updated 29.6.2020.gdoc Kidopia_Parent-Handbook.gdoc Checklist for Parents.gdoc Complying Written Arrangement (CWA).gdoc Kidopia app consent form 1.gdoc kidopia-ddr.pdf
Policies related Reg 168	Kidopia_Acceptance-and-Refusal-Authorisation-Policy_V0.gdoc Kidopia_Interactions_with_Children_Families_and_Staff_Policy_v.0.gdoc oc Kidopia_Administration_of_First_Aid_Policy_LDC_V0.gdoc Kidopia_Medical_Conditions_Policy v.0.gdoc

	<p>Kidopia_Arrival_And_Departure_Policy_V.0.gdoc Kidopia_Nutrition_and_Food_Safety_Policy_V.3.gdoc Kidopia_CCS-Record-Keeping-and-Retention_Policy.gdoc Kidopia_Payment_of_Fees_and_Provision_of_a_Statement_of_Fee_Charge_by_Service_2019 v.0.gdoc Kidopia_Child_Safe_Environment_Policy_LDC_V0.gdoc Kidopia_Privacy_and_Confidentiality_Policy_V.0.gdoc Kidopia_Code_of_Conduct_Policy_v.0.gdoc Kidopia_Responsible-Person-Policy_V0.gdoc Kidopia_Emergency-Evacuation-Policy_LDC_V7.1.19.gdoc Kidopia_Sleeping-and-Rest-Policy_V.0.gdoc Kidopia_Excursion_Policy_LDC_V4.5.18.gdoc Kidopia_Student_and_Volunteer_V.0.gdoc Kidopia_Governance_Policy_V.0.gdoc Kidopia_Sun_Safety_Policy_V.0.gdoc Kidopia_Grievance-Policy_v.0.gdoc Kidopia_Water_Safety_Policy_LDC_V5.9.18.gdoc Kidopia_Incident_Illness_Accident_Trauma_Policy_v.0.gdoc</p>
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A copy of the childcares waste management plan

– Waste Management Plan

Aim: To ensure that centre waste is properly and safely disposed of in accordance with local government regulations, workplace health and safety policies and environmental guidelines.

Reason: Proper rubbish removal and waste management is an important aspect of the day to day operations of a child care centre. Waste must be held and disposed of in a manner which is safe to children, staff and families, does not impact negatively on the community and has regard to the environment. Waste management practices must also comply with relevant local government regulations, other centre policies and workplace health and safety guidelines.

Internal Rubbish Bins

- Use separate garbage containers in the nappy change (must be covered bin), bathrooms, kitchen and play areas.
- Ensure indoor garbage containers are waterproof and have a tightly fitting lid.
- Line indoor garbage containers with appropriate bin liners.
- Empty daily at a minimum unless required more frequently and insert new liners.
- Clean indoor garbage containers weekly.

Nappy Disposal

- Disposable nappies must be disposed off immediately.

- They are to be placed in the covered bin, besides the nappy change table. The bin then needs to be removed and placed in the external waste bin, making it inaccessible to children.
- The nappy change bin needs to be emptied after a series of nappy changes or after an individual nappy change that is a bowel movement.

All Nappies are to be placed in plastic bags that are tied or otherwise sealed appropriately.

External Waste Management

Local Governments can have varying requirements for waste removal. Some allow for Council bins to be utilised, others require commercial waste management services to be used or a mixture of both. We have a contract with FRETUS WASTE SERVICES PTY LIMITED that collect our rubbish regularly and Practise, Cleanliness and Hygiene

- All boxes should be broken down prior to placing them in bins.
- All decomposable rubbish should be tied or sealed bags.
- Keep outdoor garbage area clean.
- Do not place rubbish outside unless it will fit into the bin.
- Clean outdoor garbage container if there has been a spill.
- Monitor external waste bin and area for signs of pests and rodents and odours.
- Report any sign of pest build up or infestation to cleaner to provide a complete clean of the rubbish area.
- Report odorous bins that cannot be effectively cleaned or damaged bins to The waste removalist and request replacement.
- If Removing bin is complete prior to regular weekly collection date, contact The waste removalist to arrange for interim collection.
- Ensure The waste removalist be aware of any special needs of local community and neighbours when collecting rubbish.
- Hands should be cleaned after any handling of garbage.
- Environmental Sustainability
- Our educators will model sustainable practices by embedding sustainability into all aspects of the daily running of our service operations including:
 - recycling materials for curriculum and learning activities
 - minimising waste and effectively using service resources
 - turning off equipment and lights when not in use
 - using the least hazardous cleaning substance appropriate for the situation, for example, ordinary detergent for cleaning dirt from tables and other surfaces.
 - Where possible, composting
 - where possible, maintaining a worm farm
 - maintaining a no dig vegetable/herb garden
 - incorporating water wise strategies such as drip irrigation and ensuring taps are returned off and leaks fixed.
 - where possible, using food that we have grown in meals on our weekly menu
 - implementing environmentally friendly pest management

Specific Centre Requirements

Any specific requirements that may occur from centre to centre should be added to this policy for that centre

Car Park Policy

Aim: To ensure the safety and well being of children, their families, staff and visitors, when using the centre's car parking facilities including street parking.

Reason: The car parking facilities are used by families with children, staff and visitors to the centre. When vehicles are continuously entering, parking their vehicle and exiting the car park, particularly in peak periods, it can pose a safety issue for the users of the car park. Therefore, it is necessary that procedures are followed for safety reasons and out of courtesy for all users of the car parking facilities.

Procedures for families when car park facilities are located within centre premises:

- Ensure that the vehicle is parked strictly in allocated parking bays. This includes parking within parking bay lines; ensuring vehicles do not cross over the parking bay lines or double parking.
- Obey any signage and markings within the car park.
- Ensure that adults and children are entering or exiting the vehicle only when the vehicle is at a complete stop and parked in an allocated parking bay.
- Ensure that when driving in the car park that the speed limit of 5kms per hour (5km/h) is observed.
- Ensure that vehicles are entering and exiting the car park using the correct entry and exit points.
- Be aware, when entering or exiting the car park and parking the vehicle, of pedestrians (especially children) using the car park, entering and exiting their vehicles and/or the centre.
- Please do not block the exit by waiting to turn right. If the road is too busy to turn right, then turn left.
- Ensure that no children are left in the vehicle when it is unattended. This is illegal and children can be exposed to heat stress, dehydration, car thieves, playing with car controls etc.
- At all times, ensure that children are supervised (preferably by holding the child's hand) when in the car park.
- Ensure that drop off and collection times are carried out efficiently to ensure parking spots are available to other families. Should a parent or visitor plan to remain at the centre for over 15 minutes during peak periods i.e. 7.00am-9.30am and 3.00-5.30pm, they may be required to park their vehicle outside the car park to ensure there are adequate parking spots for other users.
- Please be mindful of local residents when parking your vehicle and keep noise to a minimum.
- Any parent found to be driving dangerously can be excluded from using the car park and if deemed serious enough can be requested to leave the centre.

Procedures for families when car park facilities are located outside or adjacent to centre premises:

- Ensure that vehicle is strictly parked in an allocated parking bay following the legal parking requirement/s outlined on street/parking signage.
 - The Centre accepts no liability for families and/or visitors that receive parking and/or traffic infringements.
 - Ensure that adults and children are entering or exiting the vehicle only when the vehicle is at a complete stop and parked in an allocated parking bay.
 - Be aware, when entering or exiting the car park and parking the vehicle, of pedestrians (especially children) using the car park, entering and exiting their vehicles and/or the centre.
 - Ensure that local speed limits are observed.
 - Ensure that no children are left in the vehicle when it is unattended. This is illegal and children can be exposed to heat stress, dehydration, car thieves, playing with car controls etc.
 - At all times, ensure that children are supervised when in the parking area.
 - At all times, ensure that children are supervised (preferably by holding the child's hand) when in the parking area.
 - Ensure that drop off and collection times are carried out efficiently to ensure parking spots are available to other families, residents and other road users.
 - Please be mindful of local residents when coming or going to the centre. Things to take into consideration are:
 - o Not blocking driveways or parking too close to driveways.
 - o Not always taking the same parking spots. Try and use a variety of spots.
 - o Keep noise to a minimum.
 - o Be as fast as possible in picking up and dropping off.
 - Any parent found to be driving dangerously can be excluded from using the car park and if deemed serious enough can be requested to leave the centre.
- Procedures for Staff:
- Each centre will have a 'car park plan' that will outline where staff members must park their vehicles. The car park plan will be a diagram with positions as to where staff vehicles need to be parked. Staff members who are closing the centre will be given parking positions that are closest to the centre for safety purposes.
 - Please be mindful of local residents when parking your vehicle for the duration of your shift. Things to take into consideration are:
- References:
- <http://www.rta.nsw.gov.au/roadsafety/children/passengersafety.html>

Family Communication Policy

Aim: To ensure frequent and effective communication between The Centre and families.

Reason: The Child Care Centre Management respects and values that the child's family need to be aware of the daily events that have occurred at the centre and the activities that their child has participated in for the day; therefore effective procedures for communication with families will be implemented.

Procedures:

- Families should be greeted and farewelled each day by staff, and any messages from the parents need to be passed on to relevant staff members and recorded in the staff diaries.
- Families are requested to fill in the communication book next to the sign-in sheets if they need to pass on a message to staff.
- Families also have individual communication books which can be used by both the family and staff to communicate.
- Daily diaries are compiled and indicate activities that have occurred in each room.
- If a family wish to have an in-depth meeting with staff, then an appointment needs to be made in advance. Meetings are limited to 15 minutes at a time.
- Families are encouraged to inform staff of any recent events that may affect a child's behaviour or experience at the centre, including but not limited to the death of family members, divorce, recent birthday, marriage, etc.

We have a specific plan for communicating with families and this information is obtained at the time of enrolment. Families are asked for their preferred method of communication which includes; verbal communication, meetings, phone discussions, email,

notices/newsletters, interpreting/translating services. Should families not select their preferred option the service will use the most appropriate form of communication based on the needs of the majority of families.

Reference: Making Links: Parent Partner: A Guide for Parents About What Matters in Early Childhood Services. Anne Stonehouse. 2006

Building a Partnership in Your Child Care Service. NCAC. 2007.

Family Involvement In Evaluation Of Their Child's Progress

Aim: For families to be involved in their children's progression at the centre.

Reason: The centre realises that the child's parent/family is the child's most influential teacher and including the family in the child's progression can further extend the child's development.

Procedure: The centre has several methods implemented to enable and ensure that families are aware of their child's progression. This occurs through:

- The general communication book
- Individual communication book
- Group parent meetings
- Individual parent meetings
- Half-yearly and yearly report cards
- Appointments for individual teacher meetings

- Verbal communication on a daily basis
- Our newsletters
- The parent handbook
- Children's portfolios

After individual teacher meetings, staff need to follow any issues or points raised. Any suggestions which may have been made by the parent need to be followed up by the staff member, and also in the centre's program also.

Staff encourage families to be involved in regular evaluation of their child's progress. Staff ask that families read the daily diary on a daily basis and regularly read their child's individual observations/evaluations. Families are then asked to evaluate their child's progress by writing their evaluation in their child's observation/evaluation sheets.

Parents should be encouraged to come and take part in the program, such as a group time presentation or story times.

Reference: Early Years Learning Framework. Council of Australian Governments. 2009.

Noise Mitigation Policy

Kidopia Asquith will implement a noise management policy and follow guidelines of Rodney Stevens Acoustics Report Number 230725R1 revision 3 dated 7th March 2024.

Noise mitigation strategies fall into three major categories: limiting the noise at the source, interrupting the path of noise, or limiting how readily the noise reaches a sensitive receiver. Often the most effective and efficient ways to mitigate impacts is to reduce noise emissions at the source.

We will implement a Noise management plan (NMP), we will implement it in conjunction with the physical noise controls . The NMP will be incorporated within the Kidopia Asquith overall management plan.

We will implement the following noise management measures that will be incorporated into a Noise Management Plan (NMP).

- A separate daily program for both the warmer and cooler months should be established to regulate the total time spent outdoors and indoors;
- The NMP will be made publicly available to parents and neighbours;
- A contact phone number for the Centre's director will be made available to neighbours to facilitate communication and to resolve any neighbourhood issues that may arise due to operation of the Centre;
- The number of children playing outside at any one time will be as per the Acoustic report recommendations to meet the noise criteria;
- The type of outdoor activities may be programmed to only allow quiet or "passive" activities such as painting, garden exploration, reading, block play or drawing in certain areas of the centre's outdoor play area;
- Crying children will be taken inside the centre and comforted;

- Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children;
- Carers / staff should be educated to control the level of their voice while outside;
- To meet the noise criteria, amplified music will be used indoors.

Complaint Management Procedure

PURPOSE

We aim to investigate all complaints and grievances with a high standard of equity and fairness. We will ensure that all persons making a complaint are guided by the following policy values:

- Procedural fairness and natural justice
- Code of ethics and conduct
- Culture free from discrimination and harassment
- Transparent policies and procedures
- Opportunities for further investigation
- Adhering to our Service philosophy

Our Service believes in procedural fairness and natural justice that govern the strategies and practices, which include:

- The right to be heard fairly
- The right to an unbiased decision made by an objective decision maker
- The right to have the decision based on relevant evidence.

SCOPE

This policy applies to children, families, staff, management and visitors of the Service.

IMPLEMENTATION

Grievances can transpire in any workplace. Handling them appropriately is imperative for sustaining a safe, healthy, harmonious and productive work environment. The Grievance Policy ensures that all persons are presented with procedures that:

- Value the opportunity to be heard
- Promote conflict resolution

- Encourage the development of harmonious partnerships
- Ensure that conflicts and grievances are mediated fairly
- Are transparent and equitable.

DEFINITIONS

Complaint: An issue of a negligible nature that can be resolved within 24 hours, and does not require a comprehensive investigation. Complaints include a manifestation of discontentment, such as poor service, and any verbal or written complaint directly related to the Service (including general and notifiable complaints). Complaints do not include staff, industrial or employment matters, occupational health and safety matters (except associated with the safety of children).

Grievances Management Forms/File: Records information about complaints and grievances received at the Service, along with the outcomes. These documents must be securely stored, accessible only to educators and the Department of Early Childhood Education and Care. They can provide valuable information to the Approved Provider and Nominated Supervisor of the Service to ensure children and family's needs are being met.

Grievance: A grievance is a formal statement of complaint that cannot be addressed immediately and involves matters of a more serious nature. For example: If the service is in breach of a regulation causing injury or possible harm to a child.

Mediator: A person who attempts to make people involved in a conflict come to an agreement.

Mediation: An attempt to bring about a peaceful settlement or compromise between disputants through the objective intervention of a neutral party.

Notifiable complaint: A complaint that alleges a breach of the Regulation and Law, National Quality Standards or alleges that the health, safety or wellbeing of a child at the Service may have been compromised. Any complaint of this nature must be reported by the Approved Provider or Nominated Supervisor to the Department of Early Childhood Education and Care within 24 hours of the complaint being made – (Section 174[2] [b],

Regulation 176[2][b]).

If the Director is unsure whether the matter is a notifiable complaint, it is good practice to contact The Department of Early Childhood Education and Care for confirmation. Written reports must include:

- Details of the event or incident
- The name of the person who initially made the complaint
- If appropriate, the name of the child concerned and the condition of the child, including a medical or incident report (where relevant)
- Contact details of a nominated member of the Grievances Subcommittee
- Any other relevant information

Written notification of complaints must be submitted using the appropriate forms, which can be found on the ACECQA website: www.acecqa.gov.au and logged using NQA ITS (National Quality Agenda IT System).

Serious Incident: An incident resulting in the death of a child, or an injury, trauma or illness for which the attention of a registered medical practitioner, emergency services or hospital is sought or should have been sought. This also includes an incident in which a child appears to be missing, cannot be accounted for, is removed from the Service in contravention of the Regulations or is mistakenly locked in/out of the Service premises (Regulation 12).

A serious incident should be documented in an Incident, Injury, Trauma and Illness Record as soon as possible and within 24 hours of the incident. The Regulatory Authority must be notified within 24 hours of a serious incident occurring at the Service (Regulation 176(2)(a)). Records are required to be retained for the periods specified in Regulation 183.

PRIVACY AND CONFIDENTIALITY

- Management and Educators will adhere to our Privacy and Confidentiality Policy when dealing with grievances. However, if a grievance involves a staff member or child protection issues, a government agency may need to be informed.

17

Plan of management Kidopia Asquith

CONFLICT OF INTEREST

It is important for the complainant to feel confident in:

- Being heard fairly
- An unbiased decision making process

Should a conflict of interest arise during a grievance or complaints that involve the Approved Provider, Nominated Supervisor or other Management will be nominated as an alternative mediator.

Our Service may also engage the resources of an Independent Conflict Resolution Service to assist with the mediation of a dispute. We will ensure that throughout the conflict resolution process the services Code of Conduct must be adhered to.

The Approved Provider/ Nominated Supervisor will:

- Treat all grievances seriously and as a priority
- Ensure grievances remain confidential
- Ensure grievances reflect procedural fairness and natural justice
- Discuss the issue with the complainant within 24 hours of receiving the verbal or written complaint
- Investigate and document the grievance fairly and impartially. This will consist of:
 - Reviewing the circumstances and facts of the complaint (or breach) and inviting all affected parties to provide information where appropriate and pertinent.
 - Discussing the nature of the complaint (or breach) and giving an educator, staff member, volunteer or visitor an opportunity to respond.
 - Permitting them to have a support person present during the consultation (for example: Union Representative, however this does not include a lawyer acting in a professional capacity)
 - Providing the employee with a clear written statement outlining the outcome of the investigation.
- Advise the complainant and all affected parties of the outcome within 7 working days of receiving the verbal or written complaint.
 - Management will provide a written response outlining the outcome and provide a copy to all parties involved.

- If a written agreement about the resolution of the complaint is prepared, all parties will ensure the outcomes accurately reflect the resolution.
- Should management decide not to proceed with the investigation after initial enquiries, a written notification outlining the reasoning will be provided to the complainant.
- Keep appropriate records of the investigation and outcome, and store those records in accordance with our Privacy and Confidentiality Policy and Record Keeping and Retention Policy.
- Monitor ongoing behaviour and provide support as required.
- Ensure the parties are protected from victimisation and bullying.
- Request feedback on the grievance process using a feedback form.
- Track complaints to identify recurring issues within the Service.
- Notify the Department of Education and Communities within 24 hours if a complaint alleges the safety, health or wellbeing of a child is being compromised.

Families will:

- Be informed of our duty of care to ensure that all persons are provided with a high level of equity and fairness in relation to grievances and complaints management and procedures. The grievance procedure for families ensures fair opportunity for all stakeholders to be heard and promotes effective conflict resolution within our Service.
- Attempt to discuss their grievances with the relevant Educator associated with a particular child and/or family.
- Communicate (preferably in writing) any concerns they may have.
- Raise any unresolved concerns with the Approved Provider or Nominated Supervisor.
- Maintain confidentiality at all times.

The Educators will:

- Listen to the family's view of what has happened.
- Clarify and confirm the grievance, documenting all the facts prior to the investigation.
- Encourage and support the family to seek a balanced understanding of the issue.
- Discuss possible resolutions available to the family. These would include external support options.
- Stimulate, encourage, and assist the family to determine a preferred way of solving the issue.
- Record the meeting, confirming the details with the family at the end of the meeting.

19

Plan of management Kidopia Asquith

- Maintain confidentiality at all times.

If the grievance cannot be resolved, it is to be referred to the Nominated Supervisor who will investigate further:

- If appropriate, collect relevant written evidence. This evidence will be treated in strict confidence
- Ensure evidence is kept in a secure and confidential place.
- Involve the Approved Provider or Licensee in the conflict resolution if necessary.
- Should it be necessary to interview relevant people concerning the grievance, their involvement should be kept to the minimum necessary to establish the facts.
- They must also be made aware that the matter is to be kept confidential.

Should the grievance be lodged against another person(s), these person(s) will be interviewed separately and impartially. Individuals must be given the opportunity to respond fully to the allegations and may have another person present, as a support person, if they wish. If after investigation, it is concluded that the grievance is substantiated:

- Both parties will be told of the decision and the reason for it.
- Immediate and appropriate steps will be taken to prevent the grievance from recurring.
- If after investigation, it is concluded that the grievance is not substantiated both parties will be told of the decision and the reason.
- The family will be informed that if they are not satisfied with any decision relating to the grievance procedure that they should consult with an external body for further advice such as the Department of Education and Communities.
- If the grievance is of a serious nature, the Nominated Supervisor is responsible to inform the Department of Education and Communities.

EVALUATION

To ensure complaints and grievances are handled appropriately, the Nominated Supervisor will

- Evaluate each individual complaint and grievance as recorded in the Complaints and Grievance Register to assess that a satisfactory resolution has been achieved.
- Review the effectiveness of the Service policy and procedures to ensure all complaints and grievances have been handled fairly and professionally.

- Consider Feedback from Staff, Educators and Families regarding the policy and procedure.

ATTACHMENT 4 - ITEM 1

Plan of management Kidopia Asquith

21

ATTACHMENT/S

REPORT NO. LPP4/24

ITEM 2

- 1. DRAFT CONDITIONS OF CONSENT**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLANS**
- 4. PLAN OF MANAGEMENT**

DRAFT CONDITIONS OF CONSENT

GENERAL CONDITIONS

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<p>1. Approved Plans and Supporting Documentation</p> <p>The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:</p> <p><u>Approved Plans</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Plan No.</th> <th>Plan Title</th> <th>Drawn by</th> <th>Dated</th> <th>Council Reference</th> </tr> </thead> <tbody> <tr><td>DA01A</td><td>Demolition plan</td><td>Into Architecture</td><td>03/05/2024</td><td></td></tr> <tr><td>DA02B</td><td>Site Plan</td><td>Into Architecture</td><td>03/05/2024</td><td></td></tr> <tr><td>DA03B</td><td>Basement Floor Plan</td><td>Into Architecture</td><td>03/05/2024</td><td></td></tr> <tr><td>DA04B</td><td>Ground Floor Plan</td><td>Into Architecture</td><td>27/03/2024</td><td></td></tr> <tr><td>DA05A</td><td>Frist Floor Plan</td><td>Into Architecture</td><td>18/12/2023</td><td></td></tr> <tr><td>DA06</td><td>Roof Plan</td><td>Into Architecture</td><td>25/09/2023</td><td></td></tr> <tr><td>DA07A</td><td>Section A</td><td>Into Architecture</td><td>18/12/2023</td><td></td></tr> <tr><td>DA08A</td><td>Section B & C</td><td>Into Architecture</td><td>18/12/2023</td><td></td></tr> <tr><td>DA09A</td><td>Elevations North & South</td><td>Into Architecture</td><td>18/12/2023</td><td></td></tr> <tr><td>DA10A</td><td>Elevations East & West</td><td>Into Architecture</td><td>18/12/2023</td><td></td></tr> <tr><td>DA11B</td><td>Site Analysis Plan</td><td>Into Architecture</td><td>03/05/2024</td><td></td></tr> <tr><td>DA12B</td><td>External Colours and materials</td><td>Into Architecture</td><td>03/05/2024</td><td></td></tr> <tr><td>DA19</td><td>Excavation Volume Calc</td><td>Into Architecture</td><td>25/09/2023</td><td></td></tr> <tr><td>L/01 rev. C</td><td>Landscape Plan Basement</td><td>A Total Concept Landscape Architect</td><td>06/05/2024</td><td></td></tr> <tr><td>L/02 rev. C</td><td>Landscape Plan Ground</td><td>A Total Concept Landscape Architect</td><td>06/05/2024</td><td></td></tr> <tr><td>L/03 rev. B</td><td>Landscape Plan Level 1</td><td>A Total Concept Landscape Architect</td><td>24/01/2024</td><td></td></tr> <tr><td>SW-100 rev. D</td><td>Stormwater Concept Plan</td><td>ADCAR Consulting</td><td>18/12/2023</td><td></td></tr> <tr><td>SW-200 rev. B</td><td>Erosion and Sediment Control Plan</td><td>ADCAR Consulting</td><td>22/09/2023</td><td></td></tr> </tbody> </table> <p><u>Supporting Documentation</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Document Title</th> <th>Prepared by</th> <th>Dated</th> <th>Council Reference</th> </tr> </thead> <tbody> <tr> <td>Plan of Management version 1.16</td> <td>Unknown</td> <td>07/05/2024</td> <td>D08877087</td> </tr> <tr> <td>Acoustic Report Ref: 7856-1.1R, Rev C</td> <td>Day Design Pty Ltd Consulting Acoustical</td> <td>03/04/2024</td> <td>D08854693</td> </tr> </tbody> </table>					Plan No.	Plan Title	Drawn by	Dated	Council Reference	DA01A	Demolition plan	Into Architecture	03/05/2024		DA02B	Site Plan	Into Architecture	03/05/2024		DA03B	Basement Floor Plan	Into Architecture	03/05/2024		DA04B	Ground Floor Plan	Into Architecture	27/03/2024		DA05A	Frist Floor Plan	Into Architecture	18/12/2023		DA06	Roof Plan	Into Architecture	25/09/2023		DA07A	Section A	Into Architecture	18/12/2023		DA08A	Section B & C	Into Architecture	18/12/2023		DA09A	Elevations North & South	Into Architecture	18/12/2023		DA10A	Elevations East & West	Into Architecture	18/12/2023		DA11B	Site Analysis Plan	Into Architecture	03/05/2024		DA12B	External Colours and materials	Into Architecture	03/05/2024		DA19	Excavation Volume Calc	Into Architecture	25/09/2023		L/01 rev. C	Landscape Plan Basement	A Total Concept Landscape Architect	06/05/2024		L/02 rev. C	Landscape Plan Ground	A Total Concept Landscape Architect	06/05/2024		L/03 rev. B	Landscape Plan Level 1	A Total Concept Landscape Architect	24/01/2024		SW-100 rev. D	Stormwater Concept Plan	ADCAR Consulting	18/12/2023		SW-200 rev. B	Erosion and Sediment Control Plan	ADCAR Consulting	22/09/2023		Document Title	Prepared by	Dated	Council Reference	Plan of Management version 1.16	Unknown	07/05/2024	D08877087	Acoustic Report Ref: 7856-1.1R, Rev C	Day Design Pty Ltd Consulting Acoustical	03/04/2024	D08854693
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L/02 rev. C	Landscape Plan Ground	A Total Concept Landscape Architect	06/05/2024																																																																																																												
L/03 rev. B	Landscape Plan Level 1	A Total Concept Landscape Architect	24/01/2024																																																																																																												
SW-100 rev. D	Stormwater Concept Plan	ADCAR Consulting	18/12/2023																																																																																																												
SW-200 rev. B	Erosion and Sediment Control Plan	ADCAR Consulting	22/09/2023																																																																																																												
Document Title	Prepared by	Dated	Council Reference																																																																																																												
Plan of Management version 1.16	Unknown	07/05/2024	D08877087																																																																																																												
Acoustic Report Ref: 7856-1.1R, Rev C	Day Design Pty Ltd Consulting Acoustical	03/04/2024	D08854693																																																																																																												

	Engineers		
Access Report Ref: 23254	AI Consultancy	04/10/2023	D08753350
Arborist Report	Tree Repairs	09/10/2023	D08753354
BCA Compliance Statement Ref: P230153 (3)	BCA Vision	26/09/2023	D08753358
Construction Traffic Management Plan Ref: 230750.01FA	McLaren Traffic Engineering	09/10/2023	D08753362
Stage 1 Preliminary & Stage 2 & Detailed Site Investigation Ref: 2255-PSIDSI-01-220923.v1f	Sydney Environmental Group	22/09/2023	D08753363
Remedial Action Plan - 2255-RAP-01-260923.v1f	Sydney Environmental Group	26/09/2023	D08753366
Geotechnical Report CG23-0860-A rev. 0	Core Geotech	16/09/2023	D08753377
Earthworks Report	Into Architecture	28/09/2023	D08753379
Childcare Compliance Certificate	Into Architecture	03/10/2023	D08753380
Survey Plan D123740-C	Intrax	20/01/2022	D08753411
Traffic Impact Assessment Ref: 230064.01FB	McLaren Traffic Engineering	29/01/2024	D08818634
Waste Management Plan	Darren Laybutt	27/09/2023	D08753416

Reason: To ensure all parties are aware of the approved plans and supporting documentation that apply to the development.

2. Removal of Trees

This development consent permits the removal of f14 trees numbered T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T16 & T17 as identified on page 31 of Appendix 13 of the Arboricultural Impact Assessment prepared by Treerepairs dated 9 October 2023.

Note: The removal of any other trees from the site requires separate approval by Council in accordance with Part 1B.6 Tree and Vegetation Preservation of the Hornsby Development Control Plan, 2013.

Reason: To identify only those trees permitted to be removed.

3. Amendment of Plans

1. To comply with Councils requirement in terms of privacy and landscaping, the approved plans are to be amended as follows:

- a. The sill heights of the windows within the northern elevation of the first-floor level indoor 3-5 years playroom and the staff room must be increased to a minimum height of 1.5 metres above the finished floor level.
- b. The approved landscape plan must be amended, replacing the proposed *Allocasuarina torulosa* (Forest She-oak) with an *Angophora floribunda* (Rough Barked Apple) as the Rough Barked Apple is considered more suitable replacement planting.

2. These amended plans must be submitted with the application for the Construction Certificate.

Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development.

4. **Construction Certificate**

1. A Construction Certificate is required to be approved by Council or a Principal Certifier prior to the commencement of any construction works under this consent.
2. A separate Roads Act Approval must be obtained from Council for all works within the public road reserve under *S138 of the Roads Act 1993*.
3. The Construction Certificate plans must be consistent with the Development Consent plans.

Reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation.

5. **Section 7.12 Development Contributions**

1. In accordance with Section 4.17(1) of the *Environmental Planning and Assessment Act 1979* and the Hornsby Shire Council Section 7.12 Development Contributions Plan 2019-2029, \$25,806.00 must be paid towards the provision, extension or augmentation of public amenities or public services, based on development costs of \$2,580,600.
2. The value of this contribution is current as of 5 June 2024. If the contributions are not paid within the financial quarter that this consent is granted, the contributions payable will be adjusted in accordance with the provisions of the Hornsby Shire Council Section 7.12 Development Contributions Plan and the amount payable will be calculated at the time of payment in the following manner:

$$\text{\$C}_{PY} = \frac{\text{\$C}_{DC} \times \text{CPI}_{PY}}{\text{CPI}_{DC}}$$

Where:

\\$C_{PY} is the amount of the contribution at the date of Payment

\\$C_{DC} is the amount of the contribution as set out in this Development Consent

CPI_{PY} is the latest release of the Consumer Price Index (Sydney - All Groups) at the date of Payment as published by the ABS.

CPI_{DC} is the Consumer Price Index (Sydney - All Groups) for the financial quarter at the date of this Development Consent.

3. The monetary contributions shall be paid to Council:
 - a. Prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - b. Prior to the issue of the first Construction Certificate where the development is for building work; or
 - c. Prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - d. Prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

Note: Should the cost of works increase at Construction Certificate stage, a revised contribution amount will be calculated in accordance with the Hornsby Shire Council Section 7.12 Development Contributions Plan.

Note: It is the professional responsibility of the Principal Certifier to ensure that the monetary

contributions have been paid to Council in accordance with the above timeframes.

Note: In accordance with Ministerial Directions, the payment of contribution fees for development with a cost of works of over \$10 million can be deferred to prior to Occupation Certificate.

Note: The Hornsby Shire Council Section 7.12 Development Contributions Plan may be viewed at www.hornsby.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

Reason: To address the increased demand for community infrastructure resulting from the approved development.

6. Housing and productivity contribution

- The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition 2, is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$14,361.26
Total housing and productivity contribution	\$14,361.26

- The amount payable at the time of payment is the amount shown in condition 6.1 as the total housing and productivity contribution adjusted by multiplying it by:

Highest PPI number
Consent PPI number

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and

consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and

June quarter 2023 and PPI have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

- The HPC must be paid before the issue first construction certificate in relation to the development or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction	Before the issue of the first strata certificate

certificate is required	
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

In the Table, HPC Order means the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

4. The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).
5. If the Minister administering the *Environmental Planning and Assessment Act 1979* agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:
 - a. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
 - b. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition 2 at the time of payment.

6. Despite condition 6.1, a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.

Reason: To help fund the delivery of State infrastructure in high-growth areas.

**BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

Condition
<p>7. Building Code of Australia</p> <p>Detailed plans, specifications and supporting information is required to be submitted to the certifying authority detailing how the proposed building work achieves compliance with the National Construction Code - Building Code of Australia. All building work must be carried out in accordance with the requirements of the National Construction Code - Building Code of Australia.</p> <p><i>Reason: Prescribed condition - EP&A Regulation section 69(1).</i></p>

<p>8. Validation Report</p> <p>A Validation Report must be prepared by a certified consultant as recognised under the Certified Environmental Practitioners Scheme - Site Contamination (CEnvP (SC)) and the Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification, verifying that the site has been remediated in accordance with the NSW Environment Protection Authority's <i>Contaminated Sites Guidelines</i>, the <i>National Environment Protection (Assessment of Site Contamination) Measure 2013 (NEPM)</i> and the recommendations of the Council approved Remediation Action Plan.</p> <ol style="list-style-type: none"> 1. The validation report must be submitted to the Principal Certifier and Council (within 30 days following completion of the remediation works or prior to issue of CC), which demonstrates: <ol style="list-style-type: none"> a. Compliance with the approved Remediation Action Plan (RAP). b. That the remediation acceptance criteria (in the approved RAP) have been fully complied with. c. That all remediation works undertaken comply with the contaminated lands planning guidelines, <i>Contaminated Lands Management Act 1997</i>, State Environmental Planning Policy (Resilience and Hazards), and includes: d. Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor. e. A "notice of completion of remediation work" as required under Clause 4.15 of State Environmental Planning Policy (Resilience and Hazards) 2021; and f. A statement confirming that the site following remediation of contamination is suitable for the intended use. <p><i>Reason: To ensure the land is suitable for its intended use.</i></p>
<p>9. Site Audit Statement</p> <p>All remediation works and the Validation Report shall be reviewed by a NSW EPA Accredited Site Auditor (Site Auditor) as defined under the <i>Contaminated Land Management Act 1997</i> at the conclusion of the remediation works. The Site Auditor shall provide a Site Audit Statement (SAS) in accordance with the contaminated lands planning guidelines and <i>Contaminated Lands Management Act 1997</i> confirming the land is suitable for the intended use. The SAS shall be provided to the Consent Authority within 30 days following the completion of the remediation works and submission of the Validation Report.</p> <p><i>Reason: To ensure that the land is suitable for its proposed sensitive use and poses no risk to the environment and human health.</i></p>
<p>10. Fire Safety Schedule</p> <p>A schedule of all proposed essential fire safety measures to be installed in the building (e.g. hydrants, hose reels, emergency warning systems etc.) shall be submitted with the construction certificate application. The schedule shall distinguish between existing and proposed fire safety measures.</p> <p><i>Reason: To ensure all fire safety measures are identified to protect life and property.</i></p>

11. Sydney Water Building Plan Approval

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Note: Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Reason: To ensure the development complies with the requirements of Sydney Water.

12. Dilapidation Report

1. Prior to the commencement of any works on site, the applicant must submit for approval by the Principal Certifier (with a copy forwarded to Council) a 'Dilapidation Report' detailing the structural condition of the adjoining properties:
 - a. The attached dwellings immediately north of the subject site, No. 42/30-34 Greenoaks Avenue and No. 44/30-34 Greenoaks Avenue Cherrybrook (SP 21015).
 - b. The structures immediately east to the subject site at No. 15/30-34 Greenoaks Avenue Cherrybrook (SP 21015).
 - c. The swimming pool and tennis court and any ancillary structures immediately south of the subject site at No. 30-34 Greenoaks Avenue Cherrybrook (SP 21015).
2. The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members, and other similar items. The report must be completed by a chartered structural/geotechnical engineer. A copy of the dilapidation report must be submitted to Council.
3. In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principal Certifier.

Note: This documentation is for record keeping purposes only and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: To record the condition of adjoining properties and public land to resolve any dispute over damage from works.

13. Structural Design

All structural details must be designed by a Chartered Structural Engineer of the Institution of Engineers Australia with structural details to be submitted with the application of the Construction Certificate.

Reason: To ensure compliance with structural details required.

<p>14. Mechanical Equipment</p> <p>Prior to the issue of the Construction Certificate, a mechanical plant noise assessment of all proposed mechanical equipment must be undertaken by a suitably qualified Acoustic Consultant and a report certifying that the operation of all proposed equipment will not exceed the project noise trigger levels as detailed in the Acoustic Report Ref: 7856-1.1R, rev C prepared by Day Design Pty Ltd, dated 3 April 2024 at any boundary upon installation must be submitted to the PCA.</p> <p><i>Reason: To ensure buildings are designed and constructed to minimise impacts on receivers.</i></p>
<p>15. Identification of Survey Marks</p> <p>A registered surveyor must identify all survey marks in the vicinity of the proposed development. Any survey marks required to be removed or displaced as a result of the proposed development shall be undertaken by a registered surveyor in accordance with Section 24 (1) of the <i>Surveying and Spatial Information Act 2002</i> and following the Surveyor General's Directions No.11 Preservation of Survey Infrastructure.</p> <p><i>Reason: To identify and protect the State's survey infrastructure.</i></p>
<p>16. Stormwater Drainage</p> <p>The stormwater drainage system for the development must be designed in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements:</p> <ol style="list-style-type: none"> 1. Connected directly to a new kerb inlet pit on New Line Road via an on-site detention system. <p><i>Reason: To ensure appropriate provision for management and disposal of stormwater.</i></p>
<p>17. On-Site Stormwater Detention</p> <p>An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. Have a capacity of not less than 16 cubic metres, and a maximum discharge (when full) of 34 litres per second. 2. Have a surcharge/inspection grate located directly above the outlet. 3. Discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system. 4. Where above ground and the average depth is greater than 0.3 metres, a 'pool type' safety fence and warning signs must be installed; and 5. Not be constructed in a location that would impact upon the visual or recreational amenity of residents. <p><i>Reason: To manage stormwater flows to minimise potential flooding.</i></p>
<p>18. Water Sensitive Urban Design</p> <p>A minimum of 80% of the roof area of the development is to drain to an on-site stormwater detention</p>

<p>system that has a capacity of 3,000 litres per 100m² of roof area of the development. The on-site stormwater detention system is to be connected to the communal water system for toilet flushing and laundry.</p> <p><i>Reason: To manage the quantity and quality of stormwater to better protect the local environment and waterways.</i></p>
<p>19. Internal Driveway/Vehicular Areas</p> <p>The driveway and parking areas on site must be designed, constructed and a Construction Certificate issued in accordance with Australian Standards AS2890.1, AS3727 and the following requirements:</p> <ol style="list-style-type: none"> 1. Design levels at the front boundary be obtained from Council. 2. The driveway be a rigid pavement. 3. The driveway grade must not exceed 25 percent and changes in grade must not exceed 12 percent. 4. Longitudinal sections along the access driveway shall be submitted to the Principal Certifier in accordance with the relevant sections of AS 2890.1. The maximum grade shall not exceed 1 in 4 (25%) with the maximum changes of grade of 1 in 8 (12.5%) for summit grades and 1 in 6.7 (15%) for sag grades. Any transition grades shall have a minimum length of 2 metres. The longitudinal sections shall incorporate the design levels obtained by Council. <p><i>Reason: To provide safe vehicle and pedestrian access.</i></p>
<p>20. Footpath</p> <p>A concrete footpath must be designed across the full frontage of the subject site in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements:</p> <ol style="list-style-type: none"> 1. Pouring of the concrete footpath to follow the extent shown on Basement Floor Plan DA03B rev dated 3 May 2024 prepared by Into Architecture. 2. The land adjoining the footpath to be fully turfed. 3. Any public utility adjustments to be carried out at the cost of the applicant and to the requirements of the relevant public authority. 4. Detailed engineering plans are to be submitted to Council for approval. 5. A separate Roads Act application must be submitted to Hornsby Council for approval under S138 of the Roads Act prior to commencement of work. <p><i>Reason: To provide safe pedestrian movement.</i></p>
<p>21. Road Works</p> <p>All road works approved under this consent must be designed in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements:</p> <ol style="list-style-type: none"> 1. New vehicular crossing. 2. The existing kerb and gutter to be removed and reconstructed. All redundant access crossings

are to be removed and the area made good.

3. The existing road pavement to be saw cut a minimum of 500 mm from the existing edge of the bitumen and reconstructed.
4. The submission of a compaction certificate from a geotechnical engineer for any fill within road reserves, and all road sub-grade and road pavement materials.
5. Detailed engineering plans are to be submitted to Council for approval.
6. A separate Roads Act application must be submitted to Hornsby Council for approval under S138 of the Roads Act prior to commencement of work.

Reason: To ensure infrastructure works are designed and constructed to appropriate standards and requirements of the Roads Act 1993.

22. Public Drainage Works

All public drainage works approved under this consent must be designed in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions) and the following requirements:

1. A new kerb inlet pit to be constructed at the location shown on SW-100 Rev D prepared by ADCAR Consulting.
2. Detailed engineering plans are to be submitted to Council for approval.
3. A separate Roads Act application must be submitted to Hornsby Council for approval under S138 of the Roads Act prior to commencement of work.

Reason: To ensure infrastructure works are designed and constructed to appropriate standards and requirements of the Roads Act 1993.

23. Structural Design

All structural details must be designed by a Chartered Structural Engineer of the Institution of Engineers Australia with structural details to be submitted with the application of the Construction Certificate.

Reason: To ensure compliance with structural details required.

10. Construction Management Plan

To assist in the protection of the public, the environment and Council's assets, a separate Construction Management Plan must be prepared by a suitably qualified environmental consultant in consultation with a qualified traffic engineer and AQF 5 arborist and submitted to Council's Compliance Team via Council's Online Services Portal for review and written approval.

The Construction Management Plan (CMP) must include the following details:

1. Description of the works
 - a. A description of the scope of works for all stages of development.
 - b. Site plans for all stages of works including the location of site sheds, concrete pump, and crane locations, unloading, and loading areas, waste and storage areas, existing survey marks, vehicle entry, surrounding pedestrian footpaths and hoarding (fencing) locations.

- c. The CTMP plans shall be in accordance with all other plans submitted to Council as part of this development proposal.
 - d. A statement confirming that no building materials, work sheds, vehicles, machines, or the like shall be allowed to remain in the road reserve area without the written consent of Hornsby Shire Council.
 - e. If there is a requirement to obtain a Work Zone, Out of Hours permit, partial Road Closure or Crane Permit, the Plan must detail these requirements and include a statement that an application to Hornsby Shire Council will be made to obtain such a permit.
 - f. The Plan must state that the applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Hornsby Shire Council in order to ensure the above.
 - g. The CMP must detail all responsible parties ensuring compliance with the document and include the contact information for developers, builder, Principal Certifier, and any emergency details during and outside work hours.
2. A Construction Traffic Management Plan (CTMP) including the following:
- a. The order of construction works and arrangement of all construction machines and vehicles being used during all stages.
 - b. The CTMP plans shall be in accordance with all other plans submitted to Council as part of this development proposal.
 - c. The Plan shall be in compliance with the requirements of the Roads and Maritime Services *Traffic control at work sites Manual 2018* and detail:
 - a. Public notification of proposed works
 - b. Long term signage requirements
 - c. Short term (during actual works) signage
 - d. Vehicle Movement Plans, where applicable
 - e. Traffic Management Plans
 - f. Pedestrian and Cyclist access and safety.
 - d. Traffic controls including those used during non-working hours. Pedestrian access and two-way traffic in the public road must be able to be facilitated at all times.
 - e. Details of parking arrangements for all employees and contractors, including layover areas for large trucks during all stages of works. The parking or stopping of truck and dog vehicles associated with the development will not be permitted other than on the site and the plan must demonstrate this will be achieved.
 - f. Proposed truck routes to and from the site including details of the frequency of truck movements for all stages of the development.
 - g. Swept path analysis for ingress and egress of the site for all stages of works.
 - h. The total quantity and size of trucks for all importation and exportation of fill on site throughout all stages of works, and a breakdown of total quantities of trucks for each stage of works.

- i. The number of weeks trucks will be accessing and leaving the site with excavated or imported fill material.
 - j. The maximum number of trucks travelling to and from the site on any given day for each stage of works.
 - k. The maximum number of truck movements on any given day during peak commuting periods for all stages of works.
 - l. If there is a requirement to obtain a Work Zone, Out of Hours permit, partial Road Closure or Crane Permit, the Plan must detail these requirements and include a statement that an application to Hornsby Shire Council will be made to obtain such a permit.
3. A Pedestrian Access Management Plan (PAMP) detailing how pedestrian movements will be changed and managed during various stages of development, particularly during any partial or total closure of footpaths. Council will review the PAMP, agree any modifications with the proponent and enforce the PAMP during construction.
4. A Construction Waste Management Plan detailing the following:
 - a. A table of information detailing cut and in-situ fill calculations for all stages for works. The table must include specified dimensions (WxLxD) and total cubic metres.
 - b. Details of the importation or excavation of soil and fill, the classification of the fill, disposal methods and authorised disposal depots that will be used for the fill.
 - c. A scaled site plan including levels of the extent of cut and fill on the site, forming part of the proposed development.
 - d. Asbestos management requirement and procedures for removal and disposal from the site in accordance with AS 2601-2001 - 'The Demolition of Structures', and the Protection of the Environment Operations (Waste) Regulation 2005.
 - e. General construction waste details including construction waste skip bin locations and litter management for workers.
5. A Tree Protection Plan (TPP) prepared by an AQF 5 Arborist in accordance with any approved Arboricultural Impact Assessment and tree location plans, detailing the following:
 - a. A site plan showing tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and specific details of tree protection measures inclusive of distances (in metres) measured from tree trunks.
 - b. Construction methodology to avoid damage to trees proposed to be retained during construction works.
 - c. Specifications on tree protection materials used and methods within the TPZ or SRZ.
 - d. Location of dedicated material storage space on site outside of TPZ's and SRZ's for retained trees.
6. A Construction Noise and Vibration Management Plan (CNMP) which includes:
 - a. Existing noise and vibration levels within the proximity of the proposed development site.
 - b. Details of the extent of rock breaking or rock sawing works forming part of the proposed development works.
 - c. The maximum level of noise and vibration predicted to be emitted during each stage of

construction.

- d. The duration of each stage of works where the maximum level of noise and vibration are predicted to be emitted for.
- e. Details of mitigation measures, inclusive of respite periods, that will meet acoustic standards and guidelines at each stage of works.
- f. Details of a complaints handling process for the surrounding neighbourhood for each stage of works.

7. An Erosion and Sediment Control Plan (ESCP) that describes all erosion and sediment controls to be implemented in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th Edition), which includes:

- a. A site survey which identifies contours and approximate grades and the direction(s) of fall.
- b. Locality of site and allotment boundaries.
- c. Location of adjoining road(s) and all impervious surfaces.
- d. Location of site access and stabilisation of site access.
- e. Provision for the diversion of run off around disturbed areas.
- f. Location of material stockpiles.
- g. Proposed site rehabilitation and landscaping; staging of construction works.
- h. Maintenance program for erosion and sediment control measures.
- i. Provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)

8. A de-watering plan that describes all controls to be implemented for the disposal of water that accumulates within any site excavation areas.

9. The CMP must detail all responsible parties ensuring compliance with the document and include the contact information for developers, builder, Principal Certifier, and any emergency details during and outside work hours.

Note: The CMP must be lodged via Council's Online Services Portal at: <https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx> and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans.

Reason: To document construction measures to protect the public and the surrounding environment.

24. Compliance With the Acoustic Report Prior To Construction Certificate

Prior to the issue of the Construction Certificate written certification from a suitably qualified acoustic consultant shall be submitted to the Principal Certifier and Council, stating that:

- 1. The final construction drawings and construction methodology is in accordance with the requirements of the Acoustic Report Ref: 7856-1.1R, revision C (prepared by Day Design Pty Ltd, dated 3 April 2024.
- 2. This includes confirmation that that all acoustic mitigation measures including glazing, construction materials, absorptive linings, acoustic barriers, and mechanical plant will be

	<p>constructed to the extents, heights and locations as detailed within the Day Design acoustic report.</p> <p>Note: Suitably Qualified Acoustic Consultant means a consultant who is a member of the Association of Australasian Acoustical Consultants, or the Australian Acoustical Society.</p> <p><i>Reason: To ensure plans are consistent with the approved acoustic assessment.</i></p>
25.	<p>Appointment of a Project Arborist</p> <p>To ensure the trees that must be retained are protected, a project arborist with AQF Level 5 qualifications must be appointed to assist in ensuring compliance with the conditions of consent and provide monitoring reports as specified by the conditions of consent.</p> <p>Details of the appointed project arborist must be submitted to Council and the PCA with the application for the construction certificate/subdivision works certificate.</p> <p><i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i></p>
26.	<p>Appointment of a Project Geotechnical Engineer</p> <p>An appropriately qualified Geotechnical Engineer shall be appointed to ensure that the stability of the land is undertaken in accordance with the recommendations outlined in Geotechnical Report Ref: CG23-0860-A rev. 0 prepared by Core Geotech dated 16 September 2023.</p> <p><i>Reason: to ensure the stability of the site.</i></p>
27.	<p>Geotechnical Requirements</p> <p>The development must be designed and carried out in accordance with the recommendations outlined in the Geotechnical Report Ref: CG23-0860-A rev. 0 prepared by Core Geotech dated 16 September 2023. Details of the implemented recommendations are to be provided to the Principal Certifier with the application for a Construction Certificate.</p> <p><i>Reason: To ensure the stability of the site and adjoining properties.</i></p>
28.	<p>Waste Management Details</p> <p>The following waste management requirements must be complied with:</p> <ol style="list-style-type: none"> Should there be any conflict or confusion between approved plans and/or consent conditions related to the waste management system or the waste collection vehicle travel path on site, then written clarification must be obtained from Council. The approved on-going waste management system must not be amended without the written consent of Council. Details of all changes to the waste management plans (including but not limited to, the bin storage rooms, bin carting paths, bulky waste storage, waste collection vehicle travel path on site) must be submitted to Council's waste team (which can be contacted via devmail@hornsby.nsw.gov.au) for written approval prior to the issue of a Construction Certificate. The access way (including ramp, vehicle turning area, loading bay and site entry/exit) to be used by waste collection vehicles, must be designed in compliance with Australian Standard

AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for small rigid vehicles.

Note: AS2890.2-2002 includes a maximum gradient of 1:6.5 for forward travel and 1:8 for reverse travel, and minimum loading dock/service bay dimensions of 3.5 m x 8.0 m. These dimensions do not include wall thickness, support columns, ventilation shafts etc. AS2890.2-2002 also requires that when a loading dock/service bay is of minimum width a driver needs to be able to place the body of the vehicle or trailer into its final alignment at the point of entry into the bay.

- e) The vertical clearance over the waste collection vehicle travel path on site (as indicated in the Traffic Report) must be no less than 2.3m (rather than 3.5m). Vertical clearance is the distance from the floor to the lowest ceiling mounted object (e.g., pipes, fire sprinklers, cable trays, lighting, ventilation shaft, roller door) and not the floor to ceiling height. If there is a need for ceiling mounted objects above the waste collection vehicle travel path on site (including but not limited to plumbing pipes from the toilets on the ground floor directly above the travel path), then the basement floor to ceiling height must be increased to accommodate these objects or the ground floor plans changed to relocate the facilities that require underfloor services.
- f) A design certificate from a qualified traffic engineer and detailed plans are to accompany the Construction Certificate application that confirms that the waste can be directly collected from the basement level as detailed in the Waste Management Plan and the Traffic Report. The design certificate is to specifically confirm that the:
- i) Waste collection vehicle is able to enter the site in a forward direction, access the basement level, adequately manoeuvre into position near the bins, load bins and exit the basement and site in a forward direction.
 - ii) Vertical clearance of 2.3m is provided along the entire route of travel of the waste collection vehicle on site and loading bay.
 - iii) The installation of ceiling mounted cable trays, pipes, ducting, lights, signs etc will not reduce the vertical clearance of the waste collection vehicle travel path on site to less than 2.3m.
Note: the 2.3m vertical clearance need not extend beyond the waste collection vehicle travel path.
 - iv) The 6.4m long small rigid waste collection vehicle must be able to manoeuvre in the basement with limited need for reversing.
 - v) The grades along the entire travel path of the waste collection vehicle on site must not exceed the maximum grades of AS2890.2 for a small rigid vehicle (1:6.5 or 15.4% for forward movements, 1:8 for reverse movements).
 - vi) The vehicle ground clearance is sufficient to prevent scraping.
 - vii) All pavement has been designed to carry the load of the small rigid waste collection vehicle.
- g) There must be no steps along any bin carting route. Ramps and service lifts are acceptable.
- h) A design certificate and detailed plans are to accompany any Construction Certificate application, which demonstrate that all bin carting routes have been designed to be constructed in accordance with the Waste Minimisation and Management Guidelines and

including the following requirements:

- i) Must be smooth hard non-slip surface. (Concrete pavement, tiles, linoleum, for example is acceptable, but carpet, pebbles, stepping stones, mulch, grass etc is not acceptable).
 - ii) Must be no less than 1.5m wide (including through any gates or doors).
 - iii) Must be devoid of steps, lips, kerbs and other obstacles.
 - iv) Must have a gradient no steeper than 1:14.
 - v) Must be safe and well lit.
- i) The bin storage room must not be used for any other purposes. Meters, power boards and piping must not be located in the bin storage room. All waste storage rooms must be free from obstructions.
- j) A design certificate and detailed plans are to accompany any Construction Certificate application, which demonstrate that the bin storage room(s) at the basement level have been designed to be constructed in accordance with the Waste Minimisation and Management Guidelines and including the following requirements:
- i) The bin storage rooms must be roofed.
 - ii) The floor must be constructed of concrete at least 75mm thick and adequately graded to drain to sewer through a Sydney Water approved drainage fitting. It must not discharge into a stormwater drain.
 - iii) The floor must be finished so that it is non-slip, sealed and impervious, and has a smooth and even surface coved at all intersections with walls.
 - iv) The ceilings and walls must be finished with smooth faced non-absorbent material capable of being cleaned.
 - v) Each bin storage room must be well lit and have artificial lighting available 24 hours a day controlled by a switch located inside the room adjacent to the entrance doorway.
 - vi) Each bin storage room must be provided with adequate mechanical ventilation in compliance with *AS1668.4-2012 The use of ventilation and air-conditioning in buildings*, including an exhaust flow rate of 5 litres per second per square metre of floor area with a minimum rate of 100 litres per second and no less than 6 air changes per hour. The room exhaust venting must be located away from doors, windows and air intakes of other rooms.
 - vii) The room must be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock located in a position where it cannot be damaged.
 - viii) The doors must be robust, close fitting and self-closing. The doors must be lockable and be able to be opened from inside the room without a key. The communal bin storage rooms must have a door opening of no less than 1500mm wide for accessibility and to allow the 660L bins through. The doors must not be obstructed by bin placement. The door swing must not block access to the bins and must not block the pathway for moving bins to the waste collection room or waste collection vehicle. The doors should open outwards and must be able to be locked open.

	<ul style="list-style-type: none"> ix) The room must be designed and constructed to prevent the entry of insects, vermin, birds and other nuisance species. x) Construction must be in compliance with the National Construction Code. <p><i>Reason: To ensure all necessary infrastructure is provided for the efficient and effective management of waste for the full operational life of the development.</i></p>
29.	<p>Certification of Traffic Engineer</p> <p>Prior to the issue of a Construction Certificate, a Certificate from an appropriate qualified Traffic Engineer is to be submitted to the Principal Certifier (PC) certifying that the parking modules, loading areas and garbage collection areas comply with AS2890.1, AS2890.2 and the approved plans and conditions of consent.</p> <p><i>Reason: To ensure the waste collection vehicle can service the site.</i></p>
30.	<p>Works Zone</p> <ul style="list-style-type: none"> 1. All construction vehicles associated with the proposed development are to be contained on site or in a Local Traffic Committee (LTC) approved "Works Zone". <ul style="list-style-type: none"> a. The site supervisor to be advised that the Works Zone will be deemed to be in effect, and fees will apply, between the dates nominated by the supervisor, or when parking spaces are managed for the sole use of construction vehicles associated with the site. b. The Works Zone signs shall be in effect only apply for the times approved by Council, and the time is to be noted on the sign. Eg, 'Works Zone Mon - Sat 7am - 5pm'. c. The applicant is required to supply a sign posting installation plan for referral to the Local Traffic Committee, noting on it the duration of the Works Zone. d. The Works Zone is only to be used for the loading and unloading of vehicles. Parking of workers' vehicles, or storage of materials, is not permitted. <p><i>Reason: To ensure the safety of pedestrians and vehicles during construction.</i></p>

BEFORE BUILDING WORK COMMENCES

	Condition
31.	<p>Site Sign</p> <ul style="list-style-type: none"> 1. A sign must be erected in a prominent position on any site on which any approved work involving excavation, erection or demolition of a building is being carried out detailing: <ul style="list-style-type: none"> a. The name, address, and telephone number of the Principal Certifier. b. the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and c. Unauthorised entry to the work site is prohibited. 2. The sign must be maintained during excavation, demolition and building work is being carried out and must be removed when the work has been completed.

<i>Reason: Prescribed condition EP&A Regulation, section 70(2) and (3).</i>	
32.	<p>Protection of Adjoining Areas</p> <p>A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:</p> <ol style="list-style-type: none"> 1. Could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic. 2. Could cause damage to adjoining lands by falling objects; and/or 3. Involve the enclosure of a public place or part of a public place; and/or 4. Have been identified as requiring a temporary hoarding, fence, or awning within the Council approved Construction Management Plan (CMP). <p><i>Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.</i></p> <p><i>Reason: To ensure public safety and protection of adjoining land.</i></p>
33.	<p>Toilet Facilities</p> <ol style="list-style-type: none"> 1. To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site. 2. Each toilet must: <ol style="list-style-type: none"> a. Be a standard flushing toilet connected to a public sewer; or b. Be a temporary chemical closet approved under the <i>Local Government Act 1993</i>; or c. Have an on-site effluent disposal system approved under the <i>Local Government Act 1993</i>. <p><i>Reason: To ensure adequate toilet facilities are provided.</i></p>
34.	<p>Erosion and Sediment Control Measures</p> <p>Install and maintain adequate sediment and erosion control measures for the duration of all works, until such a time that sediment, sediment laden water or any other material/substance can no longer migrate from the premises. The measures are to be installed and maintained in such a manner as to prevent sediment, sediment-laden water, or any other materials and substances migrating from the site onto neighbouring land, the roadway, waters and/or into the stormwater system, and in accordance with:</p> <ol style="list-style-type: none"> a. The publication <i>Managing Urban Stormwater: Soils and Construction 2004</i> (4th edition) - 'The Blue Book'. b. <i>Protection of the Environment Operations Act 1997</i>; and c. The approved plans <p>Controls are to be monitored and adjusted where required throughout the works to ensure compliance with the above</p> <p><i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning. If you are unsure in how to achieve compliance with this condition during works, you may need to engage the services of a suitably qualified environmental, soil or</i></p>

<p><i>geotechnical consultant to assist.</i></p> <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>	
<p>35. Installation of Tree Protection Measures</p>	<p>1. Trees to be retained and numbered T13, T15 & T18 as identified on the Tree Location Plan prepared by Treerepairs dated 9 October 2023 must have tree protection measures for the ground, trunk and canopy installed by the project arborist as follows:</p> <p style="padding-left: 20px;">a. For the duration of construction works, in accordance with Tree Protection Plan prepared by Treerepairs dated 9 October 2023.</p> <p>2. Tree protection fencing for the trees to be retained numbered T13, T15 & T18 must be installed by the engaged AQF 5 project arborist and consist of 1.8m high temporary fencing panels installed in accordance with Australian Standard AS4687-2007 Temporary fencing and hoardings.</p> <p>3. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates, and liquids from entering the tree protection zone.</p> <p>4. Tree crown protection measures are required and must be installed by the AQF 5 project arborist.</p> <p>5. All tree protection zones must have a layer of wood-chip mulch at a depth of between 150mm and 300mm.</p> <p>6. Where wood-chip mulch is permitted by Council instead of tree protection fencing within the tree protection zones, the woodchip must be covered with a layer of geotextile fabric and rumble boards.</p> <p><i>Reason: To protect trees during construction.</i></p>
<p>36. Waste Management Details</p>	<p>Prior to the commencement of any works, the on-going waste collection service must be cancelled, and the bins retrieved by the waste collection service provider.</p> <p><i>Note: For residential properties, Council is the waste collection service provider.</i></p> <p><i>Reason: To ensure domestic waste bins are not used for demolition and construction waste.</i></p>
<p>37. Garbage Receptacle</p>	<p>A garbage receptacle must be provided at the work site before works begin and must be maintained until all works are completed.</p> <p>1. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.</p> <p>2. The receptacle lid must be kept closed at all times, other than when garbage is being deposited.</p> <p>3. Food scraps must be placed in the garbage receptacle and not in demolition and construction waste bins.</p> <p><i>Reason: To maintain the site in a clean condition and protect local amenity.</i></p>

DURING BUILDING WORK

Condition	
38.	<p>Hours of Work</p> <ol style="list-style-type: none"> All work on site (including remediation, demolition, construction, earth works and removal of vegetation), must only occur between 7am and 5pm Monday to Saturday. No work is to be undertaken on Sundays or public holidays. <p><i>Reason: To protect the amenity of neighbouring properties.</i></p>
39.	<p>Environmental Management (Air Pollution)</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works (including remediation, demolition, earthworks and construction) authorised by this consent. During works, the Applicant must ensure that:</p> <ol style="list-style-type: none"> Exposed surfaces and stockpiles are suppressed by regular watering. All trucks entering or leaving the site with loads have their loads covered. Trucks associated with the development do not track dirt onto the public road network. Public roads used by these trucks are kept clean; and Land stabilisation works are carried out progressively on site to minimise exposed surfaces. <p><i>Reason: To minimise impacts to the natural environment and public health.</i></p>
40.	<p>Street Sweeping</p> <p>During works (including remediation, demolition, earthworks and construction) and until exposed ground surfaces across the site have been stabilised, street sweeping must be undertaken following sediment tracking from the site.</p> <p>The street cleaning service must utilise a 'scrub and dry' method and be undertaken for the full extent of any sediment tracking.</p> <p><i>Note: The above Item does not permit for sediment and/or any other materials/substances to exit the site in a way that constitutes water pollution as defined in the Protection of the Environment Operations Act 1997 or in a manner that contravenes other conditions in this consent.</i></p> <p><i>Reason: To minimise impacts to the natural environment.</i></p>
41.	<p>Council Property</p> <p>To ensure that the public reserve is kept in a clean, tidy, and safe condition during remediation, demolition and construction works, no building materials, waste, machinery, or related matter is to be stored on the road or footpath.</p> <p><i>Reason: To protect public land.</i></p>
42.	<p>Disturbance of Existing Site</p> <p>During construction works, the existing ground levels of open space areas and natural landscape features, including natural rock-outcrops, vegetation, soil, and watercourses must not be altered</p>

<p>unless otherwise nominated on the approved plans.</p> <p><i>Reason: To protect the natural features of the site.</i></p>
<p>43. Soil Management (Excavation and Fill)</p> <p>While site work is being carried out, the Principal Certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the Principal Certifier or Council (where a principal certifier is not required). 2. Tipping docket for the total volume of excavated material that are received from the licensed waste management facility must be provided to the Principal Certifier prior to the issue of an Occupation Certificate. 3. Prior to fill material being imported to the site, a Waste Classification Certificate shall be obtained from a suitably qualified environmental consultant confirming all fill material imported to the site must be: <ol style="list-style-type: none"> a. Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>, or b. A material identified as being subject to a resource recovery exemption by the NSW EPA, or c. A combination of Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA. 4. The required Waste Classification Certificate must be provided to the Principal Contractor prior to fill being imported to the site and made available to Council at its request. <p><i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i></p>
<p>44. Survey Report</p> <p>A report(s) must be prepared by a registered surveyor and submitted to the Principal Certifier:</p> <ol style="list-style-type: none"> 1. Prior to the pouring of concrete at each level of the building certifying that: <ol style="list-style-type: none"> a. The building, retaining walls and the like have been correctly positioned on the site; and b. The finished floor level(s) are in accordance with the approved plans. 2. Prior to the pouring of the concrete driveway and ramp to the basement level that is to be used by the small rigid waste collection vehicle, certifying that the gradient of the finished pavement will be no greater than 15.4% (1:6.5). 3. Prior to the pouring of any concrete support columns on the basement level, certifying that all support columns are not positioned within the approved travel path of the waste collection vehicle; and 4. Prior to the pouring of any concrete on the ground level above the waste collection vehicle travel path, certifying that the vertical clearance over the waste collection vehicle travel path will

<p>be not less than 2.3 metres.</p> <ol style="list-style-type: none"> 5. The installation of ceiling mounted cable trays, pipes, ducting, lights, signs, fire sprinklers, roller door etc must not reduce the vertical clearance of the waste collection vehicle travel path on site to less than 2.3m. 6. Confirming that the waste collection vehicle turning area complies with Australian Standard AS2890.1-2004 and AS20890.2-2002 for small rigid vehicles (SRV). <p><i>Reason: To ensure buildings are positioned in the approved location and at the correct height.</i></p>
<p>45. Waste Management</p> <p>All work must be carried out in accordance with the approved waste management plan.</p> <p><i>Reason: To ensure the management of waste to protect the environment and local amenity during construction.</i></p>
<p>46. Maintenance of Public Footpaths</p> <p>Public footpaths must be maintained for the duration of works to ensure they are free of trip hazards, displacements, breaks or debris to enable pedestrians to travel along the footpath safely.</p> <p><i>Reason: To maintain safe pedestrian movement.</i></p>
<p>47. Compliance with Construction Management Plan</p> <p>The Council approved Construction Management Plan (CMP) must be complied with for the duration of works, unless otherwise approved by Council.</p> <p><i>Reason: To ensure implementation of construction measures to protect the public and the surrounding environment.</i></p>
<p>48. Prohibited Actions within the Fenced Tree Protection Zone</p> <p>The following activities are prohibited within the approved fenced tree protection zones unless otherwise approved by Council:</p> <ol style="list-style-type: none"> 1. Soil cutting or filling, including excavation and trenching. 2. Soil cultivation, disturbance, or compaction. 3. Stockpiling storage or mixing of materials. 4. The parking, storing, washing, and repairing of tools, equipment, and machinery. 5. The disposal of liquids and refuelling. 6. The disposal of building materials. 7. The siting of offices or sheds. 8. Any action leading to the impact on tree health or structure. <p><i>Reason: To protect trees during construction.</i></p>
<p>49. Maintaining the Health of Trees Approved for Retention</p> <p>The appointed project arborist must monitor and record any and all necessary actions required to</p>

<p>maintain tree health and condition for trees numbered T13, T15 & T18 on the approved plans.</p> <p><i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i></p>
<p>50. Maintaining Tree Protection Measures</p> <p>Tree Protection Measures must be maintained by the project arborist in accordance with the conditions of this consent for the duration of works.</p> <p><i>Reason: To protect trees during construction.</i></p>
<p>51. Approved Works within Tree Protection Zone Incursions</p> <ol style="list-style-type: none"> 1. Where tree root pruning is required for the installation of piers, driveway or underground services, the pruning must be overseen by the AQF 5 project arborist and must be undertaken as follows: <ol style="list-style-type: none"> a. Using sharp secateurs, pruners, handsaws, or chainsaws with the final cut being clean. b. The maximum diameter of roots permitted to be cut is 40mm. 2. The replacement driveway must be constructed using the following process: <ol style="list-style-type: none"> a. Demolition must be done manually using small plant machinery only, no larger than a jackhammer. b. The sub-grade must be raised by 100mm using gap-graded material in accordance with Australian Standards AS4419-2003 Soils for landscaping and garden use. c. A layer of geotextile or rubber underlay must be installed between the sub-grade and concrete. 3. The new driveway must be constructed using the following process: <ol style="list-style-type: none"> a. To minimise soil compaction the proposed driveway must be built above grade using sensitive construction techniques in the form of piers or screw pilings. b. To minimise soil compaction all imported material in the vicinity of the replacement driveway must be distributed by hand. 4. Approved excavations within the Tree Protection Zone of trees to be retained numbered T13, T15 & T18 not associated with installation of services must be undertaken as follows: <ol style="list-style-type: none"> a. Excavations associated with the basement and building footprint and within the Tree Protection Zone of trees numbered T13, T15 & T18 must be overseen by the AQF 5 project arborist for the first 1m undertaken manually to locate roots and allow for pruning in accordance with condition No. 7.1.b. 5. To minimise impacts within the Tree Protection Zone (TPZ) of trees numbered T13, T15 & T18 on the approved plans, the installation of services must be undertaken as follows: <ol style="list-style-type: none"> a. The AQF 5 project arborist must be present to oversee the installation of any underground services which enter or transect the tree protection. b. The installation of any underground services which either enter or transect the designated TPZ must be undertaken manually. c. For manually excavated trenches the AQF 5 project arborist must designate roots to be retained. Manual excavation may include the use of pneumatic and hydraulic tools.

<p>6. Where scaffolding is required, ground protection must be installed beneath the scaffolding in the following order:</p> <ol style="list-style-type: none"> a. Installation of a 100mm deep layer of woodchip; and b. Installation of geotextile fabric ground covering; and c. Installation of scaffold boarding above the woodchip and geotextile fabric. <p><i>Reason: To protect trees during construction.</i></p>
<p>52. Building Materials and Site Waste</p> <p>The stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, wastewater or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent of any tree to be retained.</p> <p><i>Reason: To protect trees during construction.</i></p>
<p>53. Unexpected Finds</p> <p>Should the presence of asbestos or soil contamination, not recognised during the application process be identified during any stage of works, the applicant must immediately notify the Principal Certifier and Council (compliance@hornsby.nsw.gov.au).</p> <p><i>Reason: To ensure the appropriate removal and disposal of contaminated materials.</i></p>
<p>54. De-watering of Excavated Sites</p> <p>Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in the pollution of waters, nuisance to neighbouring properties, or damage to neighbouring land and/or property.</p> <p><i>Reason: To document the safe removal of water during work to protect the public and the surrounding environment.</i></p>
<p>55. Soil and Water Management (Stockpiles)</p> <ol style="list-style-type: none"> 1. Stockpiles of topsoil, sand, aggregate, soil or other material shall be protected with adequate sediment controls and must not be located on any drainage line or easement, natural watercourse, footpath or roadway. 2. The storage of stockpiled topsoil, sand, aggregate, soil or other materials must not result in the discharge of sediment or run-off onto the adjoining properties or public land. <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>
<p>56. Storage and Removal of Waste</p> <ol style="list-style-type: none"> 1. All demolition and/or construction waste must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. 2. All garbage and recyclable materials generated during work must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. <p><i>Reason: To ensure the site is maintained to an appropriate standard cleanliness and prevent any nuisance</i></p>

<i>or danger to health, safety or the environment.</i>	
57.	<p>Erosion and Sediment Control</p> <ol style="list-style-type: none"> 1. Works are not to result in the discharge of sediment and or run-off onto the adjoining properties or public land. 2. The person having the benefit of this consent must ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. <p><i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.</i></p> <p><i>Reason: To minimise impacts on neighbouring properties and public land.</i></p>
58.	<p>Waste Management Details</p> <p>Requirements of the approved Waste Management Plan shall be complied with during all site preparation works, demolition and throughout all construction works. When implementing the Waste Management Plan, the developer is to ensure:</p> <ol style="list-style-type: none"> a) The disposal of any demolition and construction waste must be undertaken in accordance with the requirements of the <i>Protection of Environment Operations Act 1997</i>. b) All waste on site is to be stored, handled and disposed of in such a manner as to not create air pollution, offensive noise or pollution of land and water as defined by the <i>Protection of Environment Operations Act 1997</i>. c) Generation, storage, treatment and disposal of hazardous waste is conducted in accordance with the relevant waste legislation administered by the EPA and relevant Occupational Health and Safety legislation administered by SafeWork NSW. d) All waste generated (including excavated materials) which cannot be reused or recycled must be transported to a facility which can lawfully accept it. e) All materials and resources that are to be stored on site during construction works are contained on the site. The provisions of the <i>Protection of Environment Operations Act 1997</i> must be complied with when placing/stock piling loose material, disposal of concrete waste or activities which have potential to pollute drains and water courses. f) The storage of waste and recycling containers must be within the boundaries of the development site at all times. Public footways and roads must not be used for the storage of any waste and must be kept clear of obstructions during all construction works. g) Additionally, written records of the following items must be maintained during the removal of any waste from the site and such information submitted to the Principal Certifying Authority within fourteen days of the date of completion of the works: <ol style="list-style-type: none"> i) The identity of the person removing the waste. ii) The waste carrier vehicle registration. iii) Date and time of waste collection. iv) A description of the waste (type of waste and estimated quantity). v) Details of the site to which the waste is to be taken. vi) The corresponding weighbridge tip docket/receipt from the site to which the waste is transferred (noting date and time of delivery, description (type and quantity) of

	<p>waste).</p> <p>vii) Whether the waste is expected to be reused, recycled or go to landfill.</p> <p><i>Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.</i></p> <p>h) From the commencement of works on site, until such time as the final occupation certificate is issued, the applicant is required to monitor the construction area and the immediate vicinity regularly for litter and illegal dumping. The applicant is to arrange removal of said material where required to avoid contamination of waterways and bushland as well as mitigating any further instances or compounding of illegal dumping.</p> <p>i) The on-going collection of waste from occupied buildings must not be impeded by construction works.</p> <p><i>Reason: To ensure waste is efficiently and effectively managed during the demolition and construction stages of the development.</i></p>
59.	<p>Coppliance with Geotechnical Report</p> <p>The project Geotechnical Engineer must be on-site during the installation of footings and all other earthworks and ensure the development complies with the recommendations of the Geotechnical Report ref: CG23-0860-A rev. 0, prepared by Core Geotech dated 16 September 2023.</p> <p><i>Reason: to ensure the stability of the site.</i></p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
60.	<p>Final Certification by Project Arborist</p> <p>The AQF 5 Project arborist must submit to the Principal Certifier a certificate that includes the following:</p> <ol style="list-style-type: none"> 1. All tree protection requirements complied with the as approved tree protection plan for the duration of demolition and/or construction works; and 2. All completed works relating to tree protection and maintenance have been carried out in compliance with the conditions of consent and approved plans; and 3. Dates, times, and reasons for all site attendance; and 4. All works undertaken to maintain the health of retained trees; and 5. Details of tree protection zone maintenance for the duration of works. <p><i>Note: Copies of monitoring documentation may be requested throughout the development works.</i></p> <p><i>Reason: To ensure compliance with tree protection commitments.</i></p>
61.	<p>Asbestos Clearance Certificate</p> <p>Should any asbestos be encountered during demolition or construction works, a licenced asbestos assessor is required to provide a Clearance Certificate to the Principal Certifier prior to the issue of</p>

	<p>an Occupation Certificate, certifying that the asbestos has been removed and appropriately disposed of, and the site is now suitable for its approved use.</p> <p><i>Reason: To ensure the appropriate removal and disposal of contaminated materials and the site is suitable for its approved use.</i></p>
62.	<p>Damage to Council Assets</p> <p>To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.</p> <p><i>Reason: To ensure public infrastructure and property is maintained.</i></p>
63.	<p>Water Saving Urban Design</p> <p>Prior to the issue of an Occupation Certificate a certificate from a suitably qualified Civil Engineer is to be obtained stating that the WSUD facilities have been constructed and comply with the requirements under Hornsby Development Control Plan 2013.</p> <p><i>Reason: To manage the quantity and quality of stormwater to better protect the local environment and waterways.</i></p>
64.	<p>Creation of Easements</p> <p>The following matter(s) must be nominated on the plan of subdivision under s88B of the <i>Conveyancing Act 1919</i>:</p> <ol style="list-style-type: none"> 1. The creation of an appropriate "Positive Covenant" and "Restriction as to User" over the constructed on-site detention/retention systems, WSUD system and outlet works, within the development in favour of Council in accordance with Council's prescribed wording. The position of the on-site detention system is to be clearly indicated on the title. 2. To register the OSD easement, the restriction on the use of land "works-as-executed" details of the on-site-detention system must be submitted verifying that the required storage and discharge rates have been constructed in accordance with the design requirements. The details must show the invert levels of the on-site system together with pipe sizes and grades. Any variations to the approved plans must be shown in red on <i>the "works-as-executed" plan</i> and supported by calculations. <p><i>Note: Council must be nominated as the authority to release, vary or modify any easement, restriction, or covenant.</i></p> <p><i>Reason: To create legal entitlements to facilitate the proper use and management of land.</i></p>
65.	<p>Works as Executed Plan</p> <p>A works-as-executed plan(s) must be prepared by a registered surveyor and submitted to Council for completed road pavement, kerb & gutter, public drainage systems, driveways, and on-site detention system. The plan(s) must be accompanied by a certificate from a registered surveyor certifying that all pipelines and associated structures lie wholly within any relevant easements.</p>

<i>Reason: To ensure infrastructure is constructed and positioned in the approved location.</i>	
66.	<p>Preservation of Survey Marks</p> <p>A certificate by a Registered Surveyor must be submitted to the Principal Certifying Authority, certifying that there has been no removal, damage, destruction, displacement or defacing of the existing survey marks in the vicinity of the proposed development or otherwise the re-establishment of damaged, removed, or displaced survey marks has been undertaken in accordance with the Surveyor General's Direction No.11 Preservation of Survey Infrastructure.</p> <p><i>Reason: To protect the State's survey infrastructure.</i></p>
67.	<p>Retaining Walls</p> <p>All retaining walls must be constructed as part of the development and prior to the issue of an Occupation Certificate.</p> <p><i>Reason: To ensure the stability of the site and adjoining land.</i></p>
68.	<p>Submission of Excavated Material Tipping Dockets to Principal Certifier</p> <p>Tipping dockets for the total volume of excavated material that are received from the licensed waste facility must be provided to the Principal Certifier prior to the issue of an Occupation Certificate.</p> <p><i>Reason: To confirm appropriate disposal of excavated material.</i></p>
69.	<p>Boundary Fencing</p> <ol style="list-style-type: none"> 1. The exact location and design for the erection of boundary fencing are to be the subject of negotiation and agreement in accordance with the relevant requirements of the Dividing Fences Act 1991. 2. The cost of the construction of boundary fencing must be paid by the subject site. 3. All boundary fencing must be consistent with the acoustic requirements and installed in accordance with the Acoustic Report Ref: 7856-1.1R, revision C (prepared by Day Design Pty Ltd, dated 3 April 2024). <p><i>Note: Alternative fencing may be erected subject to the written consent of the adjoining property owner(s).</i></p> <p><i>Reason: To provide amenity to the site and adjoining development.</i></p>
70.	<p>Construction of Engineering Works</p> <p>All engineering works identified in this consent are to be completed and a Compliance Certificate issued prior to the release of the Occupation Certificate or Subdivision Certificate.</p> <p><i>Reason: To ensure engineering works are completed.</i></p>
71.	<p>Food Premises Compliance</p> <ol style="list-style-type: none"> 1. The fit out of the premises is to comply with the relevant provisions of the <i>Food Act 2003</i>, <i>Food Regulation 2015</i> and the Australia New Zealand Food Authority Food Standards Code. 2. Prior to the commencement of the business, the operator is required to contact Council's Public

<p>Health Team to arrange for a Health Officer to carry out an inspection of the premises to ensure compliance with the Australian Standard AS4674-2004 Design and fit out of food premises, the <i>Food Act 2003</i>, Food Regulation 2015 and the Australia New Zealand Food Standards Codes.</p> <p>3. A letter of compliance provided by Hornsby Shire Council's Health Officer must be submitted to the Principal Certifier prior to an occupation certificate being issued.</p> <p><i>Note: Council's Public Health team can be contacted on 02 9847 6039.</i></p> <p><i>Reason: To ensure the premises is designed and constructed for the safe preparation and storage of food.</i></p>
<p>72. Commercial Trade Wastewater</p> <p>Approval must be obtained from Sydney Water for the installation of a grease trap or other pre-treatment devices, prior to discharging commercial trade wastewater.</p> <p><i>Reason: To ensure the correct disposal of trade waste to protect the environment.</i></p>
<p>73. Completion of Landscaping</p> <p>1. A certificate must be submitted to the Principal Certifier by a practicing landscape architect, horticulturalist or person with similar qualifications and experience certifying that all required landscaping works have been satisfactorily completed in accordance with the approved landscape plans.</p> <p>2. The certificate must also state that a sufficient irrigation system has been installed within the site to ensure that the trees and shrubs can be appropriately maintained.</p> <p><i>Note: Advice on suitable species for landscaping can be obtained from Council's planting guide 'Indigenous Plants for the Bushland Shire', available at www.hornsby.nsw.gov.au.</i></p> <p><i>Reason: To ensure compliance with landscaping commitments.</i></p>
<p>74. Planter Boxes / On Slab Planting</p> <p>On slab planter boxes must include waterproofing, subsoil drainage (proprietary drainage cell, 50mm sand and filter fabric) automatic irrigation, minimum 500mm planting soil for shrubs and minimum 1000mm planting soil for trees and palms and 75mm mulch.</p> <p><i>Reason: To ensure compliance with landscaping commitments.</i></p>
<p>75. Construction and Installation of Ventilation System</p> <p>Before the issue of an occupation certificate, a suitably qualified person must provide details to the Principal Certifier demonstrating that the mechanical exhaust ventilation system has been constructed and installed in accordance with the approved plans.</p> <p><i>Reason: To ensure the mechanical ventilation system has been constructed and installed as approved.</i></p>
<p>76. Certification from Geotechnical Engineer</p> <p>Prior to the issue of an occupation certificate, a certificate by a qualified geotechnical engineer shall be submitted to the principal certifying authority, certifying that all works have been carried out in accordance with the recommendations in the Geotechnical Report ref: CG23-0860-A rev. 0 prepared by Core Geotech dated 16 September 2023.</p>

<i>Reason: to ensure the stability of the site.</i>	
77.	<p>Sydney Water - Section 73 Compliance Certificate</p> <ol style="list-style-type: none"> 1. A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. The Sydney Water assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to their mains. Sydney Water recommends that an early application for the certificate be made, as there may be assets to be built and this can take some time. 2. A Section 73 Compliance Certificate must be obtained from Sydney Water and submitted to the Principal Certifier before an Occupation Certificate or Subdivision Certificate will be issued. 3. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator. <p><i>Note: Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.</i></p> <p><i>Reason: To ensure the development complies with the requirements of Sydney Water.</i></p>
78.	<p>Fire Safety Statement - Final</p> <p>In accordance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, upon completion of the building, the owner must provide Council with a certificate in relation to each fire safety measure implemented in the building.</p> <p><i>Reason: To ensure all fire safety measures are implemented to protect life and property.</i></p>
79.	<p>Certification of Acoustic Measures</p> <p>Before the issue of an occupation certificate, a suitably qualified acoustic consultant must provide details to the principal certifier and Council demonstrating that the acoustic measures have been installed in accordance with the Acoustic Report Ref: 7856-1.1R, revision C (prepared by Day Design Pty Ltd, dated 3 April 2024).</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
80.	<p>Waste Management Details</p> <p>The following waste management requirements must be complied with:</p> <ol style="list-style-type: none"> 1. Prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, the Principal Certifying Authority must ensure arrangements are in place for delivery of bins for the on-going use of the site and for regular scheduled commercial waste collection services to commence within 7 days of occupation. 2. Prior to an Occupation Certificate being issued (including Occupation Certificates limited to a portion of the development) or the use commencing, whichever is earlier, all external works including but not limited to the vehicular crossover and footpath, must be completed. A temporary vehicular crossover is not acceptable. <p><i>Note: it can take considerable time to obtain the necessary approvals/permits from the Roads and Maritime Services before the external works can commence.</i></p> <ol style="list-style-type: none"> 3. At the basement level, there must be no ceiling mounted objects over the waste collection

vehicle travel path on site that reduce the vertical clearance to less than 2.3m. Ceiling mounted objects include, but are not limited to, plumbing pipes, fire sprinklers, ventilation shafts, cable trays, signs, lights, roller door.

4. A report must be prepared by an appropriately qualified person, certifying the following:
 - a. A comparison of the estimated quantities of each demolition and construction waste type against the actual quantities of each waste type.
Note: Explanations of any deviations to the approved Waste Management Plan is required to be included in this report
 - b. That at least 80% of the waste generated during the demolition and construction phase of the development was reused or recycled.
Note: If the 80% diversion from landfill cannot be achieved in the Construction Stage, the Report is to include the reasons why this occurred and certify that appropriate work practices were employed to implement the approved Waste Management Plan. The Report must be based on documentary evidence such as tipping dockets/receipts from recycling depots, transfer stations and landfills, audits of procedures etc. which are to be attached to the report.
 - c. All demolition and construction waste was taken to site(s) that were lawfully permitted to accept that waste.
5. The bin carting routes must be devoid of any steps, lips, wheel stops or any other obstruction.
Note: Ramps between different levels are acceptable.
6. The bin carting routes must be smooth hard surface, no less than 1.5m wide (including through any gates or doors) and have a gradient no steeper than 1:14.
7. The bin storage bay must provide screening of the bins to a height of no less than 1.5m. The bins placed there must not be visible from the public domain.
8. The floor of the bin storage bay must have a smooth and even surface that is finished so it is non-slip, sealed and impervious, and coved at all intersections. The walls must be finished with smooth faced non-absorbent material capable of being cleaned. The bin storage bay must include artificial lighting and adequate ventilation. The bin storage bay must be provided with an adequate supply of water through a tap and hose for cleaning, and graded floors draining to sewer (not stormwater).
9. The kitchen and each playroom must be provided with an indoor waste/recycling cupboard for the interim storage of waste with two separate containers installed, one each for general waste and recyclable materials with sufficient volume for one day.
10. The access way (including ramp, vehicle turning area, loading bay and site entry/exit) to be used by waste collection vehicles, must be constructed in compliance with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for small rigid vehicles, except for vertical clearance which must not be less than 2.3m at any point along the on-site travel path of the small rigid waste collection vehicle.
Note: AS2890.2-2002 includes a maximum gradient of 1:6.5 for forward travel, 1:8 for reverse travel and a minimum vertical clearance of 3.5 m. Encroachments of the small rigid vehicle turning path and low speed manoeuvring clearance (300 mm both sides) into parking

<p style="text-align: center;"><i>spaces cannot be tolerated.</i></p> <p>11. A survey of the finished access way (including ramp, waste collection vehicle turning area, loading bay and site entry/exit) to be used by SRV waste collection vehicle, must be carried out by a registered surveyor and submitted to the principal certifying authority and to Council. The survey is to include dimensions, gradients and vertical clearance. Written confirmation must be submitted to Council and to the Principal certifying authority from a qualified Traffic Engineer, that this survey confirms the finished access way within the waste collection vehicle turning path was designed and constructed in compliance with Australian Standard AS2890.2-2002 Parking Facilities Part 2: Off-street Commercial Vehicle Facilities for Small rigid vehicles (for layout, dimensions, manoeuvring clearances, gradients, rates of change of grade, vehicle ground clearance) and that a 2.3m vertical clearance has been achieved.</p> <p>12. "No parking" signs must be erected to prohibit parking in the waste collection loading bay and turning area.</p> <p><i>Reason: To ensure all necessary infrastructure is provided for the efficient and effective management of waste for the full operational life of the development.</i></p>

OCCUPATION AND ONGOING USE

	Condition
<p>81. Use of Premises</p> <p>The development approved under this consent shall be used for a childcare centre and not for any other purpose without Council's separate written consent.</p> <p><i>Reason: To ensure the use is undertaken with the terms of this consent.</i></p>	
<p>82. Maximum Number of Children</p> <p>The childcare centre shall accommodate a maximum of 76 children comprising of:</p> <p>0-2 years: 8 children 2-3 years: 20 children 3-5 years: 48 children</p> <p><i>Reason: To ensure the use is undertaken with the terms of this consent.</i></p>	
<p>83. Hours of Operation</p> <p>The hours of operation of the childcare centre are restricted to those times listed below:</p> <p>Monday to Friday 7.00 am to 6.00pm Saturday, Sunday & Public Holidays Closed</p> <p><i>Reason: To protect the amenity of the local area.</i></p>	
<p>84. Deliveries and Waste Collection Times</p> <p>During ongoing use, all deliveries, waste and recycling collection must only occur during the</p>	

	<p>approved hours of operation.</p> <p><i>Reason: To protect the amenity of the local area.</i></p>
85.	<p>Compliance with Plan of Management</p> <p>All control measures and procedures nominated in the Plan of Management version 1.16 prepared by Early Learning Centre, dated 7 May 2024 must be implemented.</p> <p><i>Reason: To ensure the operational measures implemented protect the amenity of the local area.</i></p>
86.	<p>Car Parking</p> <p>All car parking must be constructed and operated in accordance with Australian Standard AS/NZS2890.1:2004 Off-street car parking and Australian Standard AS2890.2:2002 Off-street commercial vehicle facilities.</p> <ol style="list-style-type: none"> All parking areas and driveways are to be sealed to an all-weather standard, line marked and signposted. Car parking, loading and manoeuvring areas to be used solely for nominated purposes. Vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads; and All vehicular entry on to the site and egress from the site shall be made in a forward direction. <p><i>Reason: To ensure vehicle safety.</i></p>
87.	<p>Compliance with Acoustic Report</p> <p>A validation report must be prepared by a suitably qualified acoustic consultant*, 3 months after the business commences trading and submitted to Council within 28 days of preparation. The report shall assess the following noise emissions and verify compliance with the Acoustic Report Ref: 7856-1.1R, revision C (prepared by Day Design Pty Ltd, dated 3 April 2024, including:</p> <ol style="list-style-type: none"> Cumulative noise emissions of mechanical plant and equipment, onsite traffic, drop-off and collection and indoor play. Noise emissions from outdoor play. Any recommendations contained in the validation report must to be implemented in accordance with the report to the satisfaction of Council within 1 month of Council giving written approval of the recommendations. Within 1 month of completion of the recommended works, a further validation report must be obtained, from a suitably qualified acoustic consultant, demonstrating compliance with the noise conditions in this consent and must be submitted to Council for approval. <p><i>Reason: To ensure the operational measures implemented protect the amenity of the local area.</i></p>
88.	<p>Operational Noise</p> <p>The ongoing use of the premises including any plant or equipment installed on the premises must</p>

<p>not cause:</p> <ol style="list-style-type: none"> 1. The LAeq, 15-minute noise level from outdoor play must not exceed 53 dBA when assessed at the boundary of any neighbouring residential premises. 2. The LAeq, 15-minute noise level from cumulative noise (excluding outdoor play) must not exceed 48 dBA when assessed at the boundary of any neighbouring residential premises. 3. The maximum number of children permitted to play outside at any one time must in accordance with Section 6.4.1 of the Acoustic Report Ref: 7856-1.1R, revision C (prepared by Day Design Pty Ltd, dated 3 April 2024). 4. Amplified music played during special events is restricted to indoors only. 5. During afterhours events all windows, doors and glazing must be closed. <p><i>Reason: To protect the acoustic amenity of the local area.</i></p>
<p>89. Maintenance of Acoustic Fencing</p> <p>All Acoustic barriers, including boundary fencing, must be maintained for the duration of the development. Responsibility for the maintenance of all acoustic barriers, including boundary fences, is the sole responsibility of the owner of the development, and shall continue into perpetuity should the premises be sold in the future, unless otherwise approved by Council.</p> <p><i>Reason: To allocate responsibility for maintenance of the acoustic barrier fencing.</i></p>
<p>90. Waste Management</p> <p>The waste management on site must be in accordance with the following requirements:</p> <ol style="list-style-type: none"> a) All commercial tenant(s) must keep written evidence on site of a valid and current contract with a licensed waste contractor(s) for the regular collection and disposal of the waste and recyclables that are generated on site. The contract must stipulate that services will only take place during the approved collection times, and that the waste collection vehicle is a small rigid vehicle which will drive on site to conduct services. b) Waste collection services must only take place between 6:00AM to 7:00AM Monday to Friday, 7:00PM to 8:00 PM Monday to Friday, or 8:00AM to 8:00PM on weekends and public holidays. <p><i>Note: Time-of-day service restrictions apply to commercial developments located near residential areas. If waste collections need to take place when the centre is closed, then services should occur on Saturdays between 8AM and 8PM.</i></p> c) The waste collection vehicle must enter the site in a forward direction, park on site while servicing the bins, then exit the site in a forward direction. d) The management plan for the childcare centre must specifically include the management of waste generated on site, litter and dumped rubbish. The tenant must be responsible for the prompt removal of litter and dumped rubbish. <p><i>Note: In accordance with the Protection of the Environment Operations Act 1997, the definition of waste includes any unwanted substance, regardless of whether it is reused, recycled or disposed to landfill.</i></p> e) A Work, Health & Safety (WHS) risk assessment is to be carried out by a suitably qualified person with qualifications in Work, Health & Safety Legislation with specific regard to waste

	<p>management. The recommendations of the WHS Risk Assessment are to be implemented as required.</p> <p>f) All commercial tenant(s) must have a sufficient number of bins to contain the volume of waste and recycling expected to be generated between collection services.</p> <p>g) The lid of each bin must be kept closed at all times, other than when waste is being deposited.</p> <p>h) The bins must be stored within the bin storage bay at all times, other than during collection services. Bins must not be stored where they are visible from the street.</p> <p>i) Bin washing must only take place within the property boundaries on grassed or garden areas. Bin washing must not take place on Council's verge.</p> <p>j) The land and adjoining areas are to be kept in clean and tidy conditions at all times.</p> <p>k) All surfaces trafficable by the waste collection vehicle must be kept in good and substantial repair.</p> <p>l) Vegetation adjacent to the driveway/accessway/roadway must be regularly pruned to maintain a 4.5m vertical clearance over the driveway/accessway/roadway and to ensure the vegetation does not encroach on the vehicular travel path.</p> <p><i>Reason: To ensure the efficient and effective on-going management of waste for the operational life of the development.</i></p>
91.	<p>Fire Safety Statement - Annual</p> <p>On at least one occasion in every 12 month period following the date of the first 'Fire Safety Certificate' issued for the property, the owner must provide Council with an annual 'Fire Safety Certificate' to each essential service installed in the building.</p> <p><i>Reason: To ensure fire safety measures are maintained to protect life and property.</i></p>
92.	<p>Landscaping Establishment and Maintenance</p> <p>The landscape works must be maintained into the future to ensure the establishment and successful growth of plant material to meet the intent of the landscape design. This must include but not be limited to watering, weeding, replacement of failed plant material and promoting the growth of plants through standard industry practices.</p> <p><i>Reason: To ensure compliance with landscaping commitments.</i></p>
93.	<p>Car Parking requirements</p> <p>1. Any proposed landscaping and/ or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath.</p> <p>2. All car parking spaces must be constructed and operated in accordance with AS/NZS 2890.1:2004 Off-street car parking.</p> <p><i>Reason: To ensure safe vehicle and pedestrian access.</i></p>

DEMOLITION WORK BEFORE DEMOLITION WORK COMMENCES

Condition
<p>94. Site Sign</p> <ol style="list-style-type: none"> 1. A sign must be erected in a prominent position on any site on which any approved work involving excavation, erection or demolition of a building is being carried out detailing: <ol style="list-style-type: none"> a. The name, address, and telephone number of the Principal Certifier. b. the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and c. Unauthorised entry to the work site is prohibited. 2. The sign must be maintained during excavation, demolition and building work is being carried out and must be removed when the work has been completed. <p><i>Reason: Prescribed condition EP&A Regulation, section 70(2) and (3).</i></p>
<p>95. Asbestos Removal Signage</p> <p>Before demolition or remediation work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.</p> <p><i>Reason: To alert the public to any danger arising from the removal of asbestos.</i></p>
<p>96. Protection of Adjoining Areas</p> <p>A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:</p> <ol style="list-style-type: none"> 1. Could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic. 2. Could cause damage to adjoining lands by falling objects; and/or 3. Involve the enclosure of a public place or part of a public place; and/or 4. Have been identified as requiring a temporary hoarding, fence, or awning within the Council approved Construction Management Plan (CMP). <p><i>Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.</i></p> <p><i>Reason: To ensure public safety and protection of adjoining land.</i></p>
<p>97. Hazardous Material Survey Before Demolition</p> <p>Before demolition work commences, a hazardous materials survey of the site must be prepared by a suitably qualified person and a report of the survey results must be provided to council at least one week before demolition commences.</p> <p>Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof</p>

<p>dust, PCB materials and lead based paint.</p> <p>The report must include at least the following information:</p> <ol style="list-style-type: none"> 1. The location of all hazardous material throughout the site 2. A description of the hazardous material 3. The form in which the hazardous material is found, e.g. AC sheeting, transformers, contaminated soil, roof dust 4. An estimation of the quantity of each hazardous material by volume, number, surface area or weight 5. A brief description of the method for removal, handling, on-site storage, and transportation of the hazardous materials 6. Identification of the disposal sites to which the hazardous materials will be taken <p><i>Note: The Hazardous Material Survey must be lodged via Council's Online Services Portal at: https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans.</i></p> <p><i>Reason: To require a plan for safely managing hazardous materials.</i></p>
<p>98. Notice of Commencement for Demolition</p> <p>At least one week before demolition work commences, written notice must be provided to council and the occupiers of neighbouring premises of the work commencing. The notice must include:</p> <ol style="list-style-type: none"> 1. Name 2. Address, 3. Contact telephone number, 4. Licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, 5. The contact telephone number of council and 6. The contact telephone number of SafeWork NSW (4921 2900). <p><i>Note: The written notice to Council can be sent to devmail@hornsby.nsw.gov.au.</i></p> <p><i>Reason: To advise neighbours about the commencement of demolition work and provide contact details for enquiries.</i></p>
<p>99. Toilet Facilities</p> <ol style="list-style-type: none"> 1. To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site. 2. Each toilet must: <ol style="list-style-type: none"> a. Be a standard flushing toilet connected to a public sewer; or b. Be a temporary chemical closet approved under the <i>Local Government Act 1993</i>; or c. Have an on-site effluent disposal system approved under the <i>Local Government Act 1993</i>.

Reason: To ensure adequate toilet facilities are provided.

100. Erosion and Sediment Control Measures

Install and maintain adequate sediment and erosion control measures for the duration of all works, until such a time that sediment, sediment laden water or any other material/substance can no longer migrate from the premises. The measures are to be installed and maintained in such a manner as to prevent sediment, sediment-laden water, or any other materials and substances migrating from the site onto neighbouring land, the roadway, waters and/or into the stormwater system, and in accordance with:

- a. The publication Managing Urban Stormwater: Soils and Construction 2004 (4th edition) - 'The Blue Book'.
- b. *Protection of the Environment Operations Act 1997*; and
- c. The approved plans

Controls are to be monitored and adjusted where required throughout the works to ensure compliance with the above

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning. If you are unsure in how to achieve compliance with this condition during works, you may need to engage the services of a suitably qualified environmental, soil or geotechnical consultant to assist.

Reason: To minimise impacts on the water quality of the downstream environment.

101. Installation of Tree Protection Measures

1. Trees to be retained and numbered T13, T15 & T18 as identified on the Tree Location Plan prepared by Treerepairs dated 9 October 2023 must have tree protection measures for the ground, trunk and canopy installed by the project arborist as follows:
 - a. For the duration of demolition works, in accordance with Tree Protection Plan prepared by Treerepairs dated 9 October 2023.
2. Tree protection fencing for the trees to be retained numbered T13, T15 & T18 must be installed by the engaged AQF 5 project arborist and consist of 1.8m high temporary fencing panels installed in accordance with Australian Standard AS4687-2007 Temporary fencing and hoardings.
3. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates, and liquids from entering the tree protection zone.
4. Tree crown protection measures are required and must be installed by the AQF 5 project arborist.
5. All tree protection zones must have a layer of wood-chip mulch at a depth of between 150mm and 300mm.
6. Where wood-chip mulch is permitted by Council instead of tree protection fencing within the tree protection zones, the woodchip must be covered with a layer of geotextile fabric and rumble boards.

Reason: To protect trees during demolition and construction works.

<p>102. Waste Management Details</p> <p>Prior to the commencement of any works, the on-going waste collection service must be cancelled, and the bins retrieved by the waste collection service provider.</p> <p><i>Note: For residential properties, Council is the waste collection service provider.</i></p> <p><i>Reason: To ensure domestic waste bins are not used for demolition and construction waste.</i></p>
<p>103. Garbage Receptacle</p> <p>A garbage receptacle must be provided at the work site before works begin and must be maintained until all works are completed.</p> <ol style="list-style-type: none"> 1. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers. 2. The receptacle lid must be kept closed at all times, other than when garbage is being deposited. 3. Food scraps must be placed in the garbage receptacle and not in demolition and construction waste bins. <p><i>Reason: To maintain the site in a clean condition and protect local amenity.</i></p>

DURING DEMOLITION WORK

Condition
<p>104. Demolition Work Hours</p> <ol style="list-style-type: none"> 1. All work on site (including remediation, demolition, construction, earth works and removal of vegetation), must only occur between 7am and 5pm Monday to Saturday. 2. No work is to be undertaken on Sundays or public holidays. <p><i>Reason: To protect the amenity of neighbouring properties.</i></p>
<p>105. Demolition</p> <p>To protect the surrounding environment, all demolition work must be carried out in accordance with Australian Standard AS2601-2001 - Demolition of structures and the following requirements:</p> <ol style="list-style-type: none"> 1. Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan; and 2. Demolition works, where asbestos material is being removed, must be undertaken by a contractor that holds an appropriate licence issued by SafeWork NSW in accordance with the Work Health and Safety Regulation 2017 and be appropriately transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2014; and 3. On construction sites where any building contains asbestos material, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' and measuring not less than 400mm x 300mm must be displayed in a prominent position visible from the street. <p><i>Reason: To ensure the appropriate removal and disposal of demolition materials.</i></p>

<p>106. Handling of Asbestos</p> <p>While demolition or remediation work is being carried out, any work involving the removal of asbestos must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling, and disposal of any asbestos material. 2. Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and 3. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. <p><i>Reason: To ensure that the removal of asbestos is undertaken safely and professionally.</i></p>
<p>107. Environmental Management (Air Pollution)</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works (including remediation, demolition, earthworks and construction) authorised by this consent. During works, the Applicant must ensure that:</p> <ol style="list-style-type: none"> 1. Exposed surfaces and stockpiles are suppressed by regular watering. 2. All trucks entering or leaving the site with loads have their loads covered. 3. Trucks associated with the development do not track dirt onto the public road network. 4. Public roads used by these trucks are kept clean; and 5. Land stabilisation works are carried out progressively on site to minimise exposed surfaces. <p><i>Reason: To minimise impacts to the natural environment and public health.</i></p>
<p>108. Street Sweeping</p> <p>During works (including remediation, demolition, earthworks and construction) and until exposed ground surfaces across the site have been stabilised, street sweeping must be undertaken following sediment tracking from the site.</p> <p>The street cleaning service must utilise a 'scrub and dry' method and be undertaken for the full extent of any sediment tracking.</p> <p><i>Note: The above Item does not permit for sediment and/or any other materials/substances to exit the site in a way that constitutes water pollution as defined in the Protection of the Environment Operations Act 1997 or in a manner that contravenes other conditions in this consent.</i></p> <p><i>Reason: To minimise impacts to the natural environment.</i></p>
<p>109. Council Property</p> <p>To ensure that the public reserve is kept in a clean, tidy, and safe condition during remediation, demolition and construction works, no building materials, waste, machinery, or related matter is to be stored on the road or footpath.</p> <p><i>Reason: To protect public land.</i></p>

110. Disturbance of Existing Site

During construction works, the existing ground levels of open space areas and natural landscape features, including natural rock-outcrops, vegetation, soil, and watercourses must not be altered unless otherwise nominated on the approved plans.

Reason: To protect the natural features of the site.

111. Soil Management (Excavation and Fill)

While site work is being carried out, the Principal Certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

1. All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the Principal Certifier or Council (where a principal certifier is not required).
2. Tipping dockets for the total volume of excavated material that are received from the licensed waste management facility must be provided to the Principal Certifier prior to the issue of an Occupation Certificate.
3. Prior to fill material being imported to the site, a Waste Classification Certificate shall be obtained from a suitably qualified environmental consultant confirming all fill material imported to the site must be:
 - a. Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997*, or
 - b. A material identified as being subject to a resource recovery exemption by the NSW EPA, or
 - c. A combination of Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* and a material identified as being subject to a resource recovery exemption by the NSW EPA.
4. The required Waste Classification Certificate must be provided to the Principal Contractor prior to fill being imported to the site and made available to Council at its request.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.

112. Erosion and Sediment Control

1. Works are not to result in the discharge of sediment and or run-off onto the adjoining properties or public land.
2. The person having the benefit of this consent must ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site.

Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.

Reason: To minimise impacts on neighbouring properties and public land.

<p>113. Storage and Removal of Waste</p> <ol style="list-style-type: none"> 1. All demolition and/or construction waste must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. 2. All garbage and recyclable materials generated during work must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing. <p><i>Reason: To ensure the site is maintained to an appropriate standard cleanliness and prevent any nuisance or danger to health, safety or the environment.</i></p>
<p>114. Compliance with Construction Management Plan</p> <p>The Council approved Construction Management Plan (CMP) must be complied with for the duration of works, unless otherwise approved by Council.</p> <p><i>Reason: To ensure implementation of construction measures to protect the public and the surrounding environment.</i></p>
<p>115. Council Notification of Unexpected Finds - remediation specific condition</p> <p>Any unexpected land contamination finds are to be notified to Council. Where remediation of unexpected finds is not within the scope of the approved Remedial Action Plan Ref: 2255-RAP-01-260923.v1f prepared by Sydney Environmental Group, dated 26 September 2023, additional approvals required must be obtained prior to the additional remediation works being undertaken.</p> <p><i>Reason: To comply with the requirements of the SEPP (Resilience and Hazards) for the approval of all remediation works.</i></p>
<p>116. Compliance with Remediation Action Plan</p> <p>Remediation works shall be carried out in accordance with the Remedial Action Plan Ref: 2255-RAP-01-260923.v1f prepared by Sydney Environmental Group, dated 26 September 2023. The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to the commencement of works.</p> <p><i>Reason: To ensure implementation of approved remedial action plan.</i></p>
<p>117. Prohibited Actions within the Fenced Tree Protection Zone</p> <p>The following activities are prohibited within the approved fenced tree protection zones unless otherwise approved by Council:</p> <ol style="list-style-type: none"> 1. Soil cutting or filling, including excavation and trenching. 2. Soil cultivation, disturbance, or compaction 3. Stockpiling storage or mixing of materials 4. The parking, storing, washing, and repairing of tools, equipment, and machinery. 5. The disposal of liquids and refuelling 6. The disposal of building materials 7. The siting of offices or sheds

8.	Any action leading to the impact on tree health or structure. <i>Reason: To protect trees during construction.</i>
118.	Maintaining the Health of Trees Approved for Retention The appointed project arborist must monitor and record any and all necessary actions required to maintain tree health and condition for trees numbered T13, T15 & T18 on the approved plans. <i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i>
119.	Maintaining Tree Protection Measures Tree Protection Measures must be maintained by the project arborist in accordance the conditions of this consent for the duration of works. <i>Reason: To protect trees during construction.</i>
120.	Building Materials and Site Waste The stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, wastewater or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent of any tree to be retained. <i>Reason: To protect trees during construction.</i>
121.	Erosion and Sediment Control 1. Works are not to result in the discharge of sediment and or run-off onto the adjoining properties or public land. 2. The person having the benefit of this consent must ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. <i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.</i> <i>Reason: To minimise impacts on neighbouring properties and public land.</i>
122.	Maintenance of Public Footpaths Public footpaths must be maintained for the duration of works to ensure they are free of trip hazards, displacements, breaks or debris to enable pedestrians to travel along the footpath safely. <i>Reason: To maintain safe pedestrian movement.</i>

ON COMPLETION OF DEMOLITION WORK

Condition	
123.	Final Certification by Project Arborist The AQF 5 Project arborist must submit to the Principal Certifier a certificate that includes the following: 1. All tree protection requirements complied with the as approved tree protection plan for the

	<p>duration of demolition and/or construction works; and</p> <ol style="list-style-type: none"> 2. All completed works relating to tree protection and maintenance have been carried out in compliance with the conditions of consent and approved plans; and 3. Dates, times, and reasons for all site attendance; and 4. All works undertaken to maintain the health of retained trees; and 5. Details of tree protection zone maintenance for the duration of works. <p><i>Note: Copies of monitoring documentation may be requested throughout the development works.</i></p> <p><i>Reason: To ensure compliance with tree protection commitments.</i></p>
124.	<p>Asbestos Clearance Certificate</p> <p>Should any asbestos be encountered during demolition or construction works, a licenced asbestos assessor is required to provide a Clearance Certificate to the Principal Certifier prior to the issue of an Occupation Certificate, certifying that the asbestos has been removed and appropriately disposed of, and the site is now suitable for its approved use.</p> <p><i>Reason: To ensure the appropriate removal and disposal of contaminated materials and the site is suitable for its approved use.</i></p>
125.	<p>Damage to Council Assets</p> <p>To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.</p> <p><i>Reason: To ensure public infrastructure and property is maintained.</i></p>

**REMEDIATION WORK
BEFORE REMEDIATION WORK COMMENCES**

	Condition
126.	<p>Site Sign</p> <ol style="list-style-type: none"> 1. A sign must be erected in a prominent position on any site on which any approved work involving excavation, erection or demolition of a building is being carried out detailing: <ol style="list-style-type: none"> a. The name, address, and telephone number of the Principal Certifier. b. the name of the principal contractor (if any) for any demolition or building work and a telephone number on which that person may be contacted outside working hours; and c. Unauthorised entry to the work site is prohibited. 2. The sign must be maintained during excavation, demolition and building work is being carried out and must be removed when the work has been completed. <p><i>Reason: Prescribed condition EP&A Regulation, section 70(2) and (3).</i></p>

<p>127. Asbestos Removal Signage</p> <p>Before demolition or remediation work commences involving the removal of asbestos, a standard commercially manufactured sign containing the words 'DANGER: Asbestos removal in progress' (measuring not less than 400mm x 300mm) must be erected in a prominent position at the entry point/s of the site and maintained for the entire duration of the removal of the asbestos.</p> <p><i>Reason: To alert the public to any danger arising from the removal of asbestos.</i></p>
<p>128. Protection of Adjoining Areas</p> <p>A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:</p> <ol style="list-style-type: none"> 1. Could cause a danger, obstruction, or inconvenience to pedestrian or vehicular traffic. 2. Could cause damage to adjoining lands by falling objects; and/or 3. Involve the enclosure of a public place or part of a public place; and/or 4. Have been identified as requiring a temporary hoarding, fence, or awning within the Council approved Construction Management Plan (CMP). <p><i>Note: Notwithstanding the above, Council's separate written approval is required prior to the erection of any structure or other obstruction on public land.</i></p> <p><i>Reason: To ensure public safety and protection of adjoining land.</i></p>
<p>129. Notice of Commencement for Remediation</p> <p>At least two days before remediation work commences, written notice must be provided to council and the occupiers of properties adjoining and immediately across the road of the site of the intention to commence remediation works on the site. The notice must include:</p> <ol style="list-style-type: none"> 1. Name 2. Address, 3. Contact telephone number, 4. Licence type and license number of any demolition waste removal contractor and, if applicable, asbestos removal contractor, 5. The contact telephone number of council and 6. The contact telephone number of SafeWork NSW (4921 2900). <p><i>Note: The written notice to Council can be sent to devmail@hornsby.nsw.gov.au.</i></p> <p><i>Reason: To advise neighbours about the commencement of remediation work and provide contact details for enquiries.</i></p>
<p>130. Notice to Council</p> <p>Any notice to Council required by State Environmental Planning Policy (Resilience and Hazards) 2021 is to be submitted to Council (devmail@hornsby.nsw.gov.au) within the prescribed period prior to the commencement and/or completion of remediation works.</p> <p><i>Reason: To ensure Council receives notification of commencement and/or completion of remediation works</i></p>

<i>in accordance with section 4.14 and 4.15 of SEPP (Resilience and Hazards).</i>	
131.	<p>Toilet Facilities</p> <ol style="list-style-type: none"> 1. To provide a safe and hygienic workplace, toilet facilities must be available or be installed at the works site before works begin and must be maintained until the works are completed at a ratio of one toilet for every 20 persons employed at the site. 2. Each toilet must: <ol style="list-style-type: none"> a. Be a standard flushing toilet connected to a public sewer; or b. Be a temporary chemical closet approved under the <i>Local Government Act 1993</i>; or c. Have an on-site effluent disposal system approved under the <i>Local Government Act 1993</i>. <p><i>Reason: To ensure adequate toilet facilities are provided.</i></p>
132.	<p>Erosion and Sediment Control Measures</p> <p>Install and maintain adequate sediment and erosion control measures for the duration of all works, until such a time that sediment, sediment laden water or any other material/substance can no longer migrate from the premises. The measures are to be installed and maintained in such a manner as to prevent sediment, sediment-laden water, or any other materials and substances migrating from the site onto neighbouring land, the roadway, waters and/or into the stormwater system, and in accordance with:</p> <ol style="list-style-type: none"> a. The publication <i>Managing Urban Stormwater: Soils and Construction 2004</i> (4th edition) - 'The Blue Book'. b. <i>Protection of the Environment Operations Act 1997</i>; and c. The approved plans <p>Controls are to be monitored and adjusted where required throughout the works to ensure compliance with the above</p> <p><i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning. If you are unsure in how to achieve compliance with this condition during works, you may need to engage the services of a suitably qualified environmental, soil or geotechnical consultant to assist.</i></p> <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>
133.	<p>Site Management Plan</p> <p>To assist in the protection of the public, the environment and Council's assets, a Site Management Plan for remediation works must be prepared by a suitably qualified environmental consultant in consultation with a qualified traffic engineer and AQF 5 arborist and submitted to Council's Compliance Team via Council's Online Services Portal for review and written approval.</p> <p>The Site Management Plan (SMP) must include the following details:</p> <ol style="list-style-type: none"> 1. Description of the works <ol style="list-style-type: none"> a. A description of the scope of works for all stages of development. b. Detail the remediation strategy and each stage of remediation works, incorporating

details of the final RAP.

- c. Site plans for all stages of works including the location of site sheds, concrete pump, and crane locations, unloading, and loading areas, waste and storage areas, existing survey marks, vehicle entry, surrounding pedestrian footpaths and hoarding (fencing) locations.
- d. The SMP plans shall be in accordance with all other plans submitted to Council as part of this development proposal.
- e. A statement confirming that no building materials, work sheds, vehicles, machines, or the like shall be allowed to remain in the road reserve area without the written consent of Hornsby Shire Council.
- f. If there is a requirement to obtain a Work Zone, Out of Hours permit, partial Road Closure or Crane Permit, the Plan must detail these requirements and include a statement that an application to Hornsby Shire Council will be made to obtain such a permit.
- g. The Plan must state that the applicant and all employees of contractors on the site must obey any direction or notice from the Prescribed Certifying Authority or Hornsby Shire Council in order to ensure the above.
- h. The SMP must detail all responsible parties ensuring compliance with the document and include the contact information for developers, builder, Principal Certifier, remediation works contractor and any emergency details during and outside work hours.

2. A Traffic Management Plan (TMP) including the following:

- a. The order of remediation and construction works, and arrangement of all remediation and construction machines and vehicles being used during all stages.
- b. The TMP plans shall be in accordance with all other plans submitted to Council as part of this development proposal.
- c. The TMP shall be in compliance with the requirements of the Roads and Maritime Services *Traffic control at work sites Manual 2018* and detail:
 - i. Public notification of proposed works.
 - ii. Long term signage requirements.
 - iii. Short term (during actual works) signage.
 - iv. Vehicle Movement Plans, where applicable.
 - v. Traffic Management Plans.
 - vi. Pedestrian and Cyclist access and safety.
- d. Traffic controls including those used during non-working hours. Pedestrian access and two-way traffic in the public road must be able to be facilitated at all times.
- e. Details of parking arrangements for all employees and contractors, including layover areas for large trucks during all stages of works. The parking or stopping of truck and dog vehicles associated with the development will not be permitted other than on the site and the plan must demonstrate this will be achieved.
- f. Proposed truck routes to and from the site including details of the frequency of truck

- movements for all stages of the development.
- g. Swept path analysis for ingress and egress of the site for all stages of works.
 - h. The total quantity and size of trucks for all importation and exportation of fill on site throughout all stages of works, and a breakdown of total quantities of trucks for each stage of works.
 - i. The number of weeks trucks will be accessing and leaving the site with excavated or imported fill material.
 - j. The maximum number of trucks travelling to and from the site on any given day for each stage of works.
 - k. The maximum number of truck movements on any given day during peak commuting periods for all stages of works.
 - l. If there is a requirement to obtain a Work Zone, Out of Hours permit, partial Road Closure or Crane Permit, the Plan must detail these requirements and include a statement that an application to Hornsby Shire Council will be made to obtain such a permit.
3. A Remediation Waste Management Plan detailing the following:
 - a. A table of information detailing cut and in-situ fill calculations for all stages for works. The table must include specified dimensions (WxLxD) and total cubic metres.
 - b. Details of the importation or excavation of soil and fill, the classification of the fill, the source location of fill, disposal methods and authorised disposal depots that will be used for the fill.
 - c. A scaled site plan including levels of the extent of cut and fill on the site, forming part of the proposed development.
 - d. Asbestos management requirement and procedures for removal and disposal from the site in accordance with AS 2601-2001 Demolition of structures, and the Protection of the Environment Operations (Waste) Regulation 2005.
 - e. General construction waste details including construction waste skip bin locations and litter management for workers.
 4. A Tree Protection Plan (TPP) prepared by an AQF 5 Arborist in accordance with any approved Arboricultural Impact Assessment and tree location plans, detailing the following:
 - a. A site plan showing tree protection zones (TPZ) and structural root zones (SRZ) of trees to be retained and specific details of tree protection measures inclusive of distances (in metres) measured from tree trunks.
 - b. Construction methodology to avoid damage to trees proposed to be retained during construction works.
 - c. Specifications on tree protection materials used and methods within the TPZ or SRZ.
 - d. Location of dedicated material storage space on site outside of TPZ's and SRZ's for retained trees.
 5. An Erosion and Sediment Control Plan (ESCP) that describes all erosion and sediment controls to be implemented in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th Edition), which includes:

<ol style="list-style-type: none"> a. A site survey which identifies contours and approximate grades and the direction(s) of fall. b. Locality of site and allotment boundaries. c. Location of adjoining road(s) and all impervious surfaces. d. Location of site access and stabilisation of site access. e. Provision for the diversion of run off around disturbed areas. f. Location of material stockpiles. g. Proposed site rehabilitation and landscaping; staging of construction works. h. Maintenance program for erosion and sediment control measures. i. Provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the Site) <p>6. A de-watering plan that describes all controls to be implemented for the disposal of water that accumulates within any site excavation areas.</p> <p><i>Note: The SMP must be lodged via Council's Online Services Portal at: https://hornsbyprd-pwy-epw.cloud.infor.com/ePathway/Production/Web/Default.aspx and by selecting the following menu options: Applications > New Applications > Under 'Application Types': Management Plans.</i></p> <p><i>Reason: To document measures to protect the public and the surrounding environment during remediation works.</i></p>
<p>134. Garbage Receptacle</p> <p>A garbage receptacle must be provided at the work site before works begin and must be maintained until all works are completed.</p> <ol style="list-style-type: none"> 1. The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers. 2. The receptacle lid must be kept closed at all times, other than when garbage is being deposited. 3. Food scraps must be placed in the garbage receptacle and not in demolition and construction waste bins. <p><i>Reason: To maintain the site in a clean condition and protect local amenity.</i></p>
<p>135. Installation of Tree Protection Measures</p> <ol style="list-style-type: none"> 1. Trees to be retained and numbered T13, T15 & T18 as identified on the Tree Location Plan prepared by Treerepairs dated 9 October 2023 must have tree protection measures for the ground, trunk and canopy installed by the project arborist as follows: <ol style="list-style-type: none"> b. For the duration of remediation works, in accordance with Tree Protection Plan prepared by Treerepairs dated 9 October 2023. 2. Tree protection fencing for the trees to be retained numbered T13, T15 & T18 must be installed by the engaged AQF 5 project arborist and consist of 1.8m high temporary fencing panels installed in accordance with Australian Standard AS4687-2007 Temporary fencing and hoardings.

<ol style="list-style-type: none"> 3. The installation of all required tree protection fencing must include shade cloth attached to the fencing to reduce transport of dust, particulates, and liquids from entering the tree protection zone. 4. Tree crown protection measures are required and must be installed by the AQF 5 project arborist. 5. All tree protection zones must have a layer of wood-chip mulch at a depth of between 150mm and 300mm. 6. Where wood-chip mulch is permitted by Council instead of tree protection fencing within the tree protection zones, the woodchip must be covered with a layer of geotextile fabric and rumble boards. <p><i>Reason: To protect trees during construction.</i></p>

DURING REMEDIATION WORK

Condition
<p>136. Hours of Work</p> <ol style="list-style-type: none"> 1. All work on site (including remediation, demolition, construction, earth works and removal of vegetation), must only occur between 7am and 5pm Monday to Saturday. 2. No work is to be undertaken on Sundays or public holidays. <p><i>Reason: To protect the amenity of neighbouring properties.</i></p>
<p>137. Handling of Asbestos</p> <p>While demolition or remediation work is being carried out, any work involving the removal of asbestos must comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Only an asbestos removal contractor who holds the required class of Asbestos Licence issued by SafeWork NSW must carry out the removal, handling, and disposal of any asbestos material; 2. Asbestos waste in any form must be disposed of at a waste facility licensed by the NSW Environment Protection Authority to accept asbestos waste; and 3. Any asbestos waste load over 100kg (including asbestos contaminated soil) or 10m² or more of asbestos sheeting must be registered with the EPA on-line reporting tool WasteLocate. <p><i>Reason: To ensure that the removal of asbestos is undertaken safely and professionally.</i></p>
<p>138. Environmental Management (Air Pollution)</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works (including remediation, demolition, earthworks and construction) authorised by this consent. During works, the Applicant must ensure that:</p> <ol style="list-style-type: none"> 1. Exposed surfaces and stockpiles are suppressed by regular watering. 2. All trucks entering or leaving the site with loads have their loads covered. 3. Trucks associated with the development do not track dirt onto the public road network.

<p>4. Public roads used by these trucks are kept clean; and</p> <p>5. Land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> <p><i>Reason: To minimise impacts to the natural environment and public health.</i></p>
<p>139. Street Sweeping</p> <p>During works (including remediation, demolition, earthworks and construction) and until exposed ground surfaces across the site have been stabilised, street sweeping must be undertaken following sediment tracking from the site.</p> <p>The street cleaning service must utilise a 'scrub and dry' method and be undertaken for the full extent of any sediment tracking.</p> <p><i>Note: The above Item does not permit for sediment and/or any other materials/substances to exit the site in a way that constitutes water pollution as defined in the Protection of the Environment Operations Act 1997 or in a manner that contravenes other conditions in this consent.</i></p> <p><i>Reason: To minimise impacts to the natural environment.</i></p>
<p>140. Council Property</p> <p>To ensure that the public reserve is kept in a clean, tidy, and safe condition during remediation, demolition and construction works, no building materials, waste, machinery, or related matter is to be stored on the road or footpath.</p> <p><i>Reason: To protect public land.</i></p>
<p>141. Maintenance of Public Footpaths</p> <p>Public footpaths must be maintained for the duration of works to ensure they are free of trip hazards, displacements, breaks or debris to enable pedestrians to travel along the footpath safely.</p> <p><i>Reason: To maintain safe pedestrian movement.</i></p>
<p>142. Soil Management (Excavation and Fill)</p> <p>While site work is being carried out, the Principal Certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the Principal Certifier or Council (where a principal certifier is not required). 2. Tipping docket for the total volume of excavated material that are received from the licensed waste management facility must be provided to the Principal Certifier prior to the issue of an Occupation Certificate. 3. Prior to fill material being imported to the site, a Waste Classification Certificate shall be obtained from a suitably qualified environmental consultant confirming all fill material imported to the site must be: <ol style="list-style-type: none"> a. Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997, or

<p>b. A material identified as being subject to a resource recovery exemption by the NSW EPA, or</p> <p>c. A combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA.</p> <p>4. The required Waste Classification Certificate must be provided to the Principal Contractor prior to fill being imported to the site and made available to Council at its request.</p> <p><i>Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i></p>
<p>143. De-watering of Excavated Sites</p> <p>Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in the pollution of waters, nuisance to neighbouring properties, or damage to neighbouring land and/or property.</p> <p><i>Reason: To document the safe removal of water during work to protect the public and the surrounding environment.</i></p>
<p>144. Erosion and Sediment Control</p> <p>1. Works are not to result in the discharge of sediment and or run-off onto the adjoining properties or public land.</p> <p>2. The person having the benefit of this consent must ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site.</p> <p><i>Note: On the spot penalties may be issued for any non-compliance with this requirement without any further notification or warning.</i></p> <p><i>Reason: To minimise impacts on neighbouring properties and public land.</i></p>
<p>145. Soil and Water Management (Stockpiles)</p> <p>1. Stockpiles of topsoil, sand, aggregate, soil or other material shall be protected with adequate sediment controls and must not be located on any drainage line or easement, natural watercourse, footpath or roadway.</p> <p>2. The storage of stockpiled topsoil, sand, aggregate, soil or other materials must not result in the discharge of sediment or run-off onto the adjoining properties or public land.</p> <p><i>Reason: To minimise impacts on the water quality of the downstream environment.</i></p>
<p>146. Storage and Removal of Waste</p> <p>1. All demolition and/or construction waste must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing.</p> <p>2. All garbage and recyclable materials generated during work must be stored in a waste receptacle and be removed from the site at frequent intervals. Materials are to be wholly contained within the waste receptacle and not overflowing.</p> <p><i>Reason: To ensure the site is maintained to an appropriate standard cleanliness and prevent any nuisance or danger to health, safety or the environment.</i></p>

<p>147. Compliance with Remediation Action Plan</p> <p>Remediation works shall be carried out in accordance with the Remedial Action Plan, prepared by Sydney Environmental Group, dated 26 September, reference 2255-RAP-01-260923.v1f (TRIM: D08753366). The applicant shall inform Council in writing of any proposed variation to the remediation works. Council shall approve these variations in writing prior to the commencement of works.</p> <p><i>Reason: To ensure implementation of approved remedial action plan.</i></p>
<p>148. Compliance with Site Management Plan</p> <p>The Council approved Site Management Plan must be complied with for the duration of remedial works, unless otherwise approved by Council.</p> <p><i>Reason: To ensure implementation of construction measures to protect the public and the surrounding environment.</i></p>
<p>149. Council Notification of Unexpected Finds - remediation specific condition</p> <p>Any unexpected land contamination finds are to be notified to Council. Where remediation of unexpected finds is not within the scope of the approved Remedial Action Plan, prepared by Sydney Environmental Group, dated 26 September, reference 2255-RAP-01-260923.v1f (TRIM: D08753366), additional approvals required must be obtained prior to the additional remediation works being undertaken.</p> <p><i>Reason: To comply with the requirements of the SEPP (Resilience and Hazards) for the approval of all remediation works.</i></p>
<p>150. Prohibited Actions within the Fenced Tree Protection Zone</p> <p>The following activities are prohibited within the approved fenced tree protection zones unless otherwise approved by Council:</p> <ol style="list-style-type: none"> 1. Soil cutting or filling, including excavation and trenching. 2. Soil cultivation, disturbance, or compaction 3. Stockpiling storage or mixing of materials 4. The parking, storing, washing, and repairing of tools, equipment, and machinery. 5. The disposal of liquids and refuelling 6. The disposal of building materials 7. The siting of offices or sheds 8. Any action leading to the impact on tree health or structure. <p><i>Reason: To protect trees during construction.</i></p>
<p>151. Maintaining the Health of Trees Approved for Retention</p> <p>The appointed project arborist must monitor and record any and all necessary actions required to maintain tree health and condition for trees numbered T13, T15 & T18 on the approved plans.</p> <p><i>Reason: To ensure appropriate monitoring of tree(s) to be retained.</i></p>

152. Maintaining Tree Protection Measures

Tree Protection Measures must be maintained by the project arborist in accordance with the conditions of this consent for the duration of works.

Reason: To protect trees during construction.

153. Approved Works within Tree Protection Zone Incursions

1. Where tree root pruning is required for the installation of piers, driveway or underground services, the pruning must be overseen by the AQF 5 project arborist and must be undertaken as follows:
 - a. Using sharp secateurs, pruners, handsaws, or chainsaws with the final cut being clean.
 - b. The maximum diameter of roots permitted to be cut is 40mm.
2. The replacement driveway must be constructed using the following process:
 - a. Demolition must be done manually using small plant machinery only, no larger than a jackhammer.
 - b. The sub-grade must be raised by 100mm using gap-graded material in accordance with Australian Standards AS4419-2003 Soils for landscaping and garden use.
 - c. A layer of geotextile or rubber underlay must be installed between the sub-grade and concrete.
3. The new driveway must be constructed using the following process:
 - a. To minimise soil compaction the proposed driveway must be built above grade using sensitive construction techniques in the form of piers or screw pilings.
 - b. To minimise soil compaction all imported material in the vicinity of the replacement driveway must be distributed by hand.
4. Approved excavations within the Tree Protection Zone of trees to be retained numbered T13, T15 & T18 not associated with installation of services must be undertaken as follows:
 - a. Excavations associated with the basement and building footprint and within the Tree Protection Zone of trees numbered T13, T15 & T18 must be overseen by the AQF 5 project arborist for the first 1m undertaken manually to locate roots and allow for pruning in accordance with condition No. 7.1.b.
5. To minimise impacts within the Tree Protection Zone (TPZ) of trees numbered T13, T15 & T18 on the approved plans, the installation of services must be undertaken as follows:
 - a. The AQF 5 project arborist must be present to oversee the installation of any underground services which enter or transect the tree protection.
 - b. The installation of any underground services which either enter or transect the designated TPZ must be undertaken manually.
 - c. For manually excavated trenches the AQF 5 project arborist must designate roots to be retained. Manual excavation may include the use of pneumatic and hydraulic tools.
6. Where scaffolding is required, ground protection must be installed beneath the scaffolding in the following order:
 - a. Installation of a 100mm deep layer of woodchip; and

<ul style="list-style-type: none"> b. Installation of geotextile fabric ground covering; and c. Installation of scaffold boarding above the woodchip and geotextile fabric. <p><i>Reason: To protect trees during construction.</i></p>
<p>154. Building Materials and Site Waste</p> <p>The stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, wastewater or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent of any tree to be retained.</p> <p><i>Reason: To protect trees during construction.</i></p>

ON COMPLETION OF REMEDIATION WORK

Condition
<p>155. Validation Report</p> <p>A Validation Report must be prepared by a certified consultant as recognised under the Certified Environmental Practitioners Scheme - Site Contamination (CEnvP (SC)) and the Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification, verifying that the site has been remediated in accordance with the NSW Environment Protection Authority’s <i>Contaminated Sites Guidelines</i>, the <i>National Environment Protection (Assessment of Site Contamination) Measure 2013 (NEPM)</i> and the recommendations of the Council approved Remediation Action Plan.</p> <p>1. The validation report must be submitted to the Principal Certifier and Council (within 30 days following completion of the remediation works or prior to issue of CC), which demonstrates:</p> <ul style="list-style-type: none"> a. Compliance with the approved Remediation Action Plan (RAP). b. That the remediation acceptance criteria (in the approved RAP) have been fully complied with. c. That all remediation works undertaken comply with the contaminated lands planning guidelines, <i>Contaminated Lands Management Act 1997</i>, State Environmental Planning Policy (Resilience and Hazards), and includes: d. Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor. e. A “notice of completion of remediation work” as required under Clause 4.15 of State Environmental Planning Policy (Resilience and Hazards) 2021; and f. A statement confirming that the site following remediation of contamination is suitable for the intended use. <p><i>Reason: To ensure the land is suitable for its intended use.</i></p>
<p>156. Site Audit Statement</p> <p>All remediation works and the Validation Report shall be reviewed by a NSW EPA Accredited Site Auditor (Site Auditor) as defined under the <i>Contaminated Land Management Act 1997</i> at the conclusion of the remediation works. The Site Auditor shall provide a Site Audit Statement (SAS) in accordance with the contaminated lands planning guidelines and <i>Contaminated Lands Management</i></p>

<p><i>Act 1997 confirming the land is suitable for the intended use. The SAS shall be provided to the Consent Authority within 30 days following the completion of the remediation works and submission of the Validation Report.</i></p> <p><i>Reason: To ensure that the land is suitable for its proposed sensitive use and poses no risk to the environment and human health.</i></p>
<p>157. Damage to Council Assets</p> <p>To protect public property and infrastructure, any damage caused to Council's assets as a result of the construction or demolition of the development must be rectified by the applicant in accordance with AUS-SPEC Specifications (www.hornsby.nsw.gov.au/property/build/aus-spec-terms-and-conditions). Rectification works must be undertaken prior to the issue of an Occupation Certificate, or sooner, as directed by Council.</p> <p><i>Reason: To ensure public infrastructure and property is maintained.</i></p>

DRAFT

ATTACHMENT 1 - ITEM 2

76 New Line Rd, Cherrybrook NSW 2126

Proposed Childcare Centre

Issue Date: 3/05/2024



Standard Abbreviations

AW	Accordance with
AFLL	Above finished floor level
AHD	Australian Height Datum
AP	Access Panel
AWN	Awning
BAL	Balustrade
BODY	(Property) Boundary
BFC	Broom Finish Concrete
BHD	Bulkhead
BLDG	Building
BLDR	Building contractor
CLDR	Contractor
CL	Centre line
COL	Column
CONC	Concrete
COS	Check / confirm on site
CIS	Centre
CP	Door / pipe
D	Door
ENG	Engineer(s)
EX	Existing
EXT	External
FB	No change brickwork
FLL	Finished floor level
FL	Finished floor level
FGL	Finished ground level
FR	Fire rated
GND	Ground
HC	Hires Cook
HVAC	Heating, Ventilation and Air Conditioning
HYD	Hydraulic
INST	Instruction(s)
INT	Internal
MAN	Manufacturer(s)
NOM	Nominal
OA	Overhead
OS	Overhead
OH	Overhead
OWN	Owner / Proprietary / Principal
REQ	Requirement(s)
RCP	Reflected Ceiling Plan
RCD	Residual Current Device (to Datum)
RM	Rainwater Runoff
RWO	Rainwater Runoff
SL	Sliding
SPEC	Specification(s)
SSL	Structural slab level
SSA	Sub-surface drainage
TBC	To be confirmed
TBD	To be demolished
TBR	To be removed
TOP	Top of fence
TOP	Top of wall
TOP	Top of wall
UNO	Under ground
UNO	Unless noted otherwise
US	Underside
W/WIN	Window
W/W	With
W/O	Without

PAGE	DRAWING TITLE
DA00A	TITLE PAGE
DA01A	DEMOLITION PLAN
DA02B	SITE PLAN
DA03B	BASEMENT FLOOR PLAN
DA04B	GROUND FLOOR PLAN
DA05A	LEVEL 1 FLOOR PLAN
DA06	ROOF PLAN
DA07A	SECTION A
DA08A	SECTIONS B&C
DA09A	ELEVATIONS NORTH & SOUTH
DA10A	ELEVATIONS EAST & WEST
DA11B	SITE ANALYSIS PLAN
DA12B	EXT COLOURS AND MATERIALS
DA13B	PERSPECTIVES FRONT
DA14A	PERSPECTIVES REAR
DA15	SHADOWS EXISTING
DA16A	SHADOWS PROPOSED NEW
DA17A	FSR CALCULATIONS
DA18A	AREA CALCULATIONS
DA19	EXCAVATION VOLUME CALC



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ATTACHMENT 2 - ITEM 2



0. DEMOLITION PLAN
1:200

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PROJECT TITLE	76 New Line Rd, Cherrybrook NSW 2126	DRAWING TITLE	DEMOLITION PLAN	SCALE	1:200 @ A3	DATE	03/05/2024	DRAWN	SM
PROJECT ADDRESS	LOT 185 DP 626632	SITE AREA	1,073m ² BY D/P	REV	DRAWING NO & REVISION				
				A	0005624		DA01A		
					DEVELOPMENT APPLICATION ISSUE		25/09/23		
					DEVELOPMENT APPLICATION ISSUE		0005624		
					UPDATED EXISTING STREET TREE INFORMATION		0005624		
					STATUS		DEVELOPMENT APPLICATION		

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ATTACHMENT 2 - ITEM 2



SITE PLAN
1:250

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PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126
 PROJECT ADDRESS
 LOT 165 DP 620652

SITE AREA
 1,073m² BY D/P

DRAWING TITLE
SITE PLAN

REV	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION ISSUE	26/09/23
A	MIN. 2m SIDE SETBACKS FOR BUILDINGS WALLS	18/12/23
B	UPDATED EXISTING STREET TREE INFORMATION	03/05/24

SCALE
 1:250 @ A3

DATE
 03/05/2024

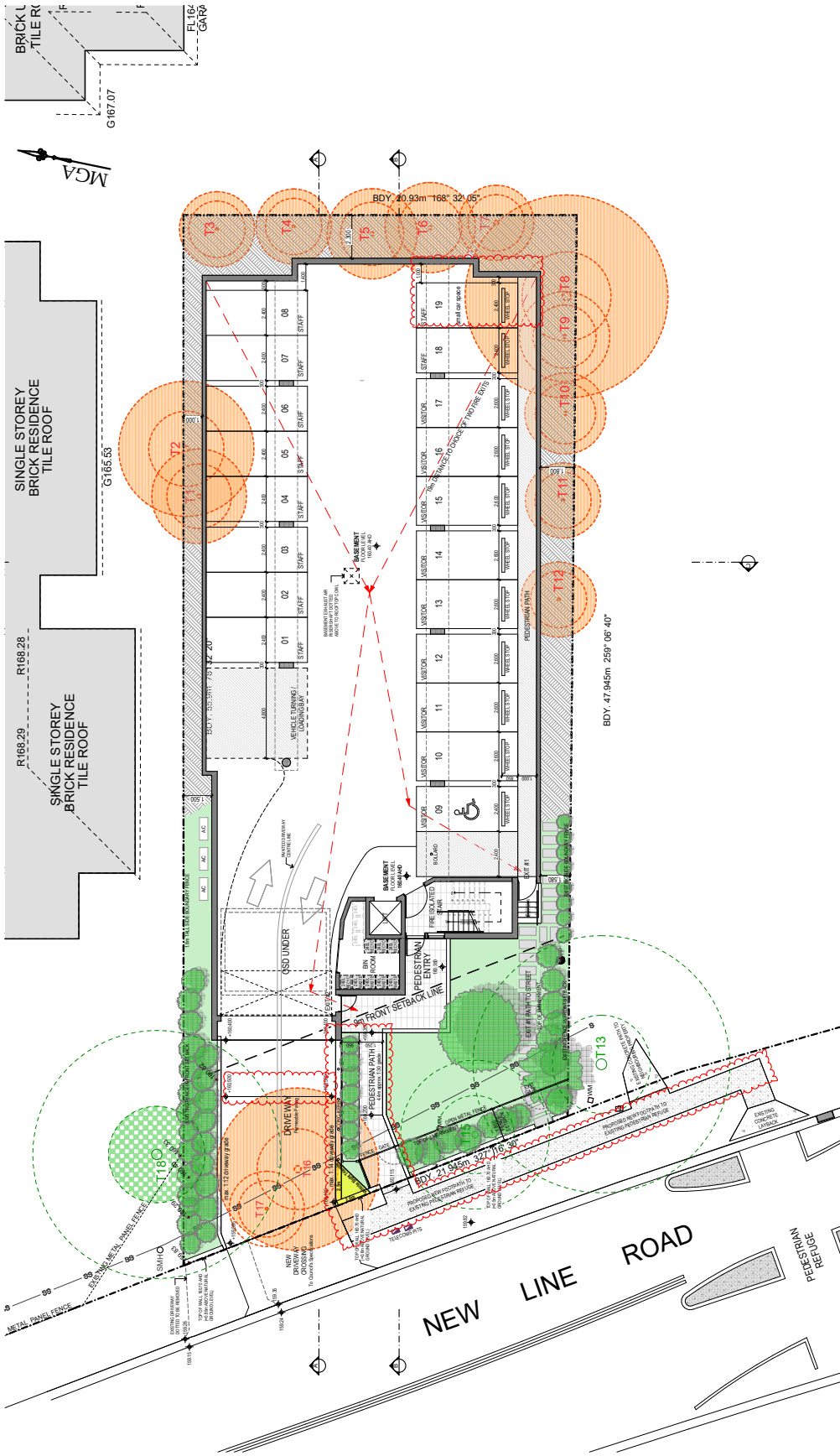
DRAWN
 SM

DRAWING NO & REVISION
DA02B

STATUS
 DEVELOPMENT APPLICATION

ATTACHMENT 2 - ITEM 2

ATTACHMENT 2 - ITEM 2



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PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126
 PROJECT ADDRESS
 LOT 165 DP 620652

DRAWING TITLE
 BASEMENT FLOOR PLAN

SCALE
 1:200 @ A3

DATE
 03/05/2024

DRAWN
 SM

REV | **DESCRIPTION** | **DATE**

1	DEVELOPMENT APPLICATION ISSUE	26/09/23
A	DRIVEWAY LEVEL MADE 160.50 AHD & TURN BAY	18/12/23
B	STREET TREE, FOOTPATH & ENTRY PATH REVISION	03/05/24

DRAWING NO & REVISION
DA03B

STATUS
 DEVELOPMENT APPLICATION

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BASEMENT FLOOR PLAN
 1:200

ATTACHMENT 2 - ITEM 2



GROUND FLOOR PLAN
1:200

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PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126
 PROJECT ADDRESS
 LOT 165 DP 620652

DRAWING TITLE
 GROUND FLOOR PLAN

SCALE
 1:200 @ A3

DATE
 27/03/2024

DRAWN
 SM

REV
 DESCRIPTION DATE
 A DEVELOPMENT APPLICATION ISSUE 25/09/23
 B MIN. 2m SIDE SETBACKS FOR BUILDING WALLS 18/12/23
 C CLEANERS SINK & KITCHEN FLOOR WASTE ADDED 27/03/24

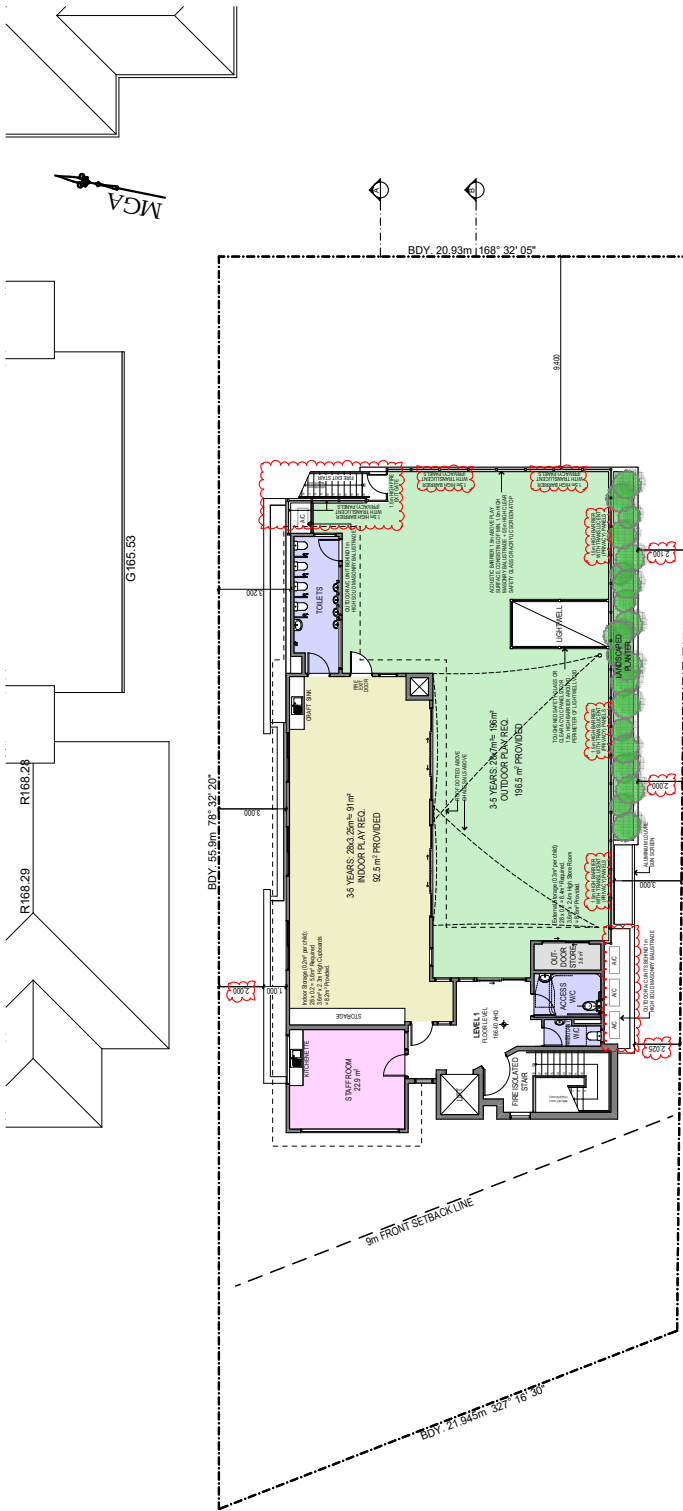
DRAWING NO & REVISION
DA04B

STATUS
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0 1 2 3 4 5 ON ORIGINAL @ A3

ATTACHMENT 2 - ITEM 2

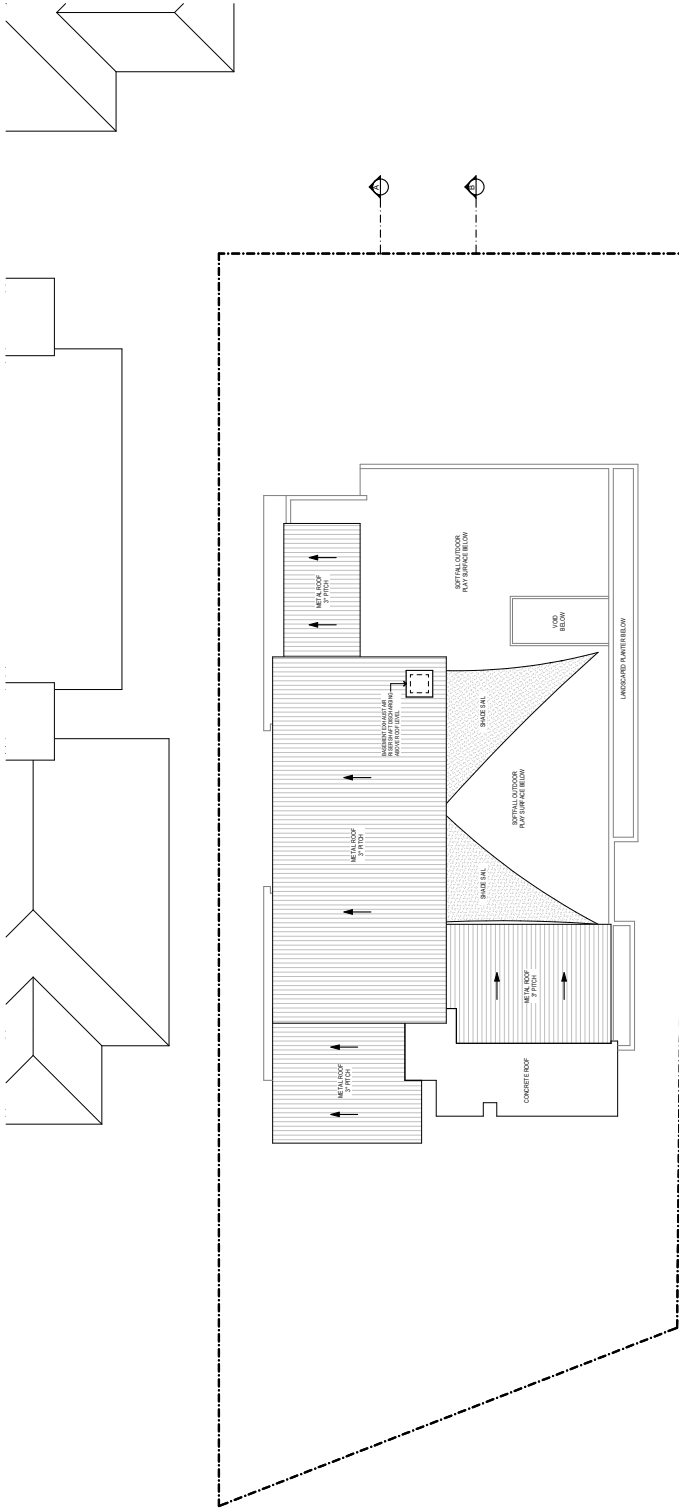


LEVEL 1 FLOOR PLAN
1:200

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PROJECT TITLE	76 New Line Rd, Cherrybrook NSW 2126	DRAWING TITLE	LEVEL 1 FLOOR PLAN	SCALE	1:200 @ A3	DATE	02/02/2024	DRAWN	SM
PROJECT ADDRESS	LOT 165 DP G20652	SITE AREA	1,073m ² BY D/P	REV	DESCRIPTION	DATE	25/09/23	DRAWING NO & REVISION	DA05A
				A	MIN. 2m SIDE SETBACKS FOR BUILDING WALLS	18/12/23			
						STATUS		DEVELOPMENT APPLICATION	

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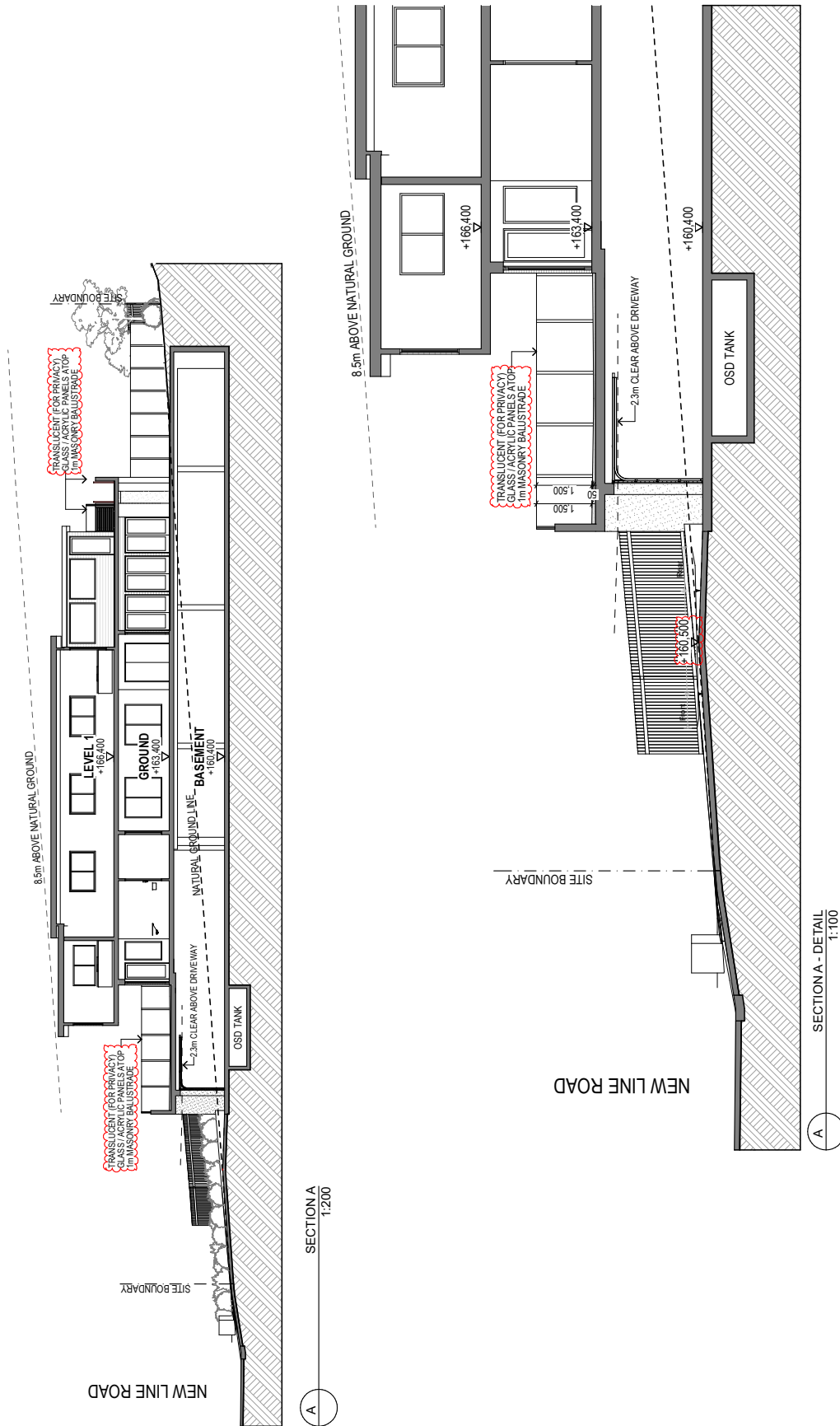


4. ROOF PLAN
1:200

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DRAWING TITLE		SCALE	DATE	DRAWN
ROOF PLAN		1:200 @ A3	02/02/2024	SM
PROJECT TITLE	SITE AREA	REV	DESCRIPTION	DATE
76 New Line Rd, Cherrybrook NSW 2126	1,073m ² BY D/P	-	DEVELOPMENT APPLICATION ISSUE	25/09/23
PROJECT ADDRESS	LOT 165 DP 620652	DRAWING NO & REVISION		STATUS
		DA06		DEVELOPMENT APPLICATION
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ATTACHMENT 2 - ITEM 2



SECTION A
1:200

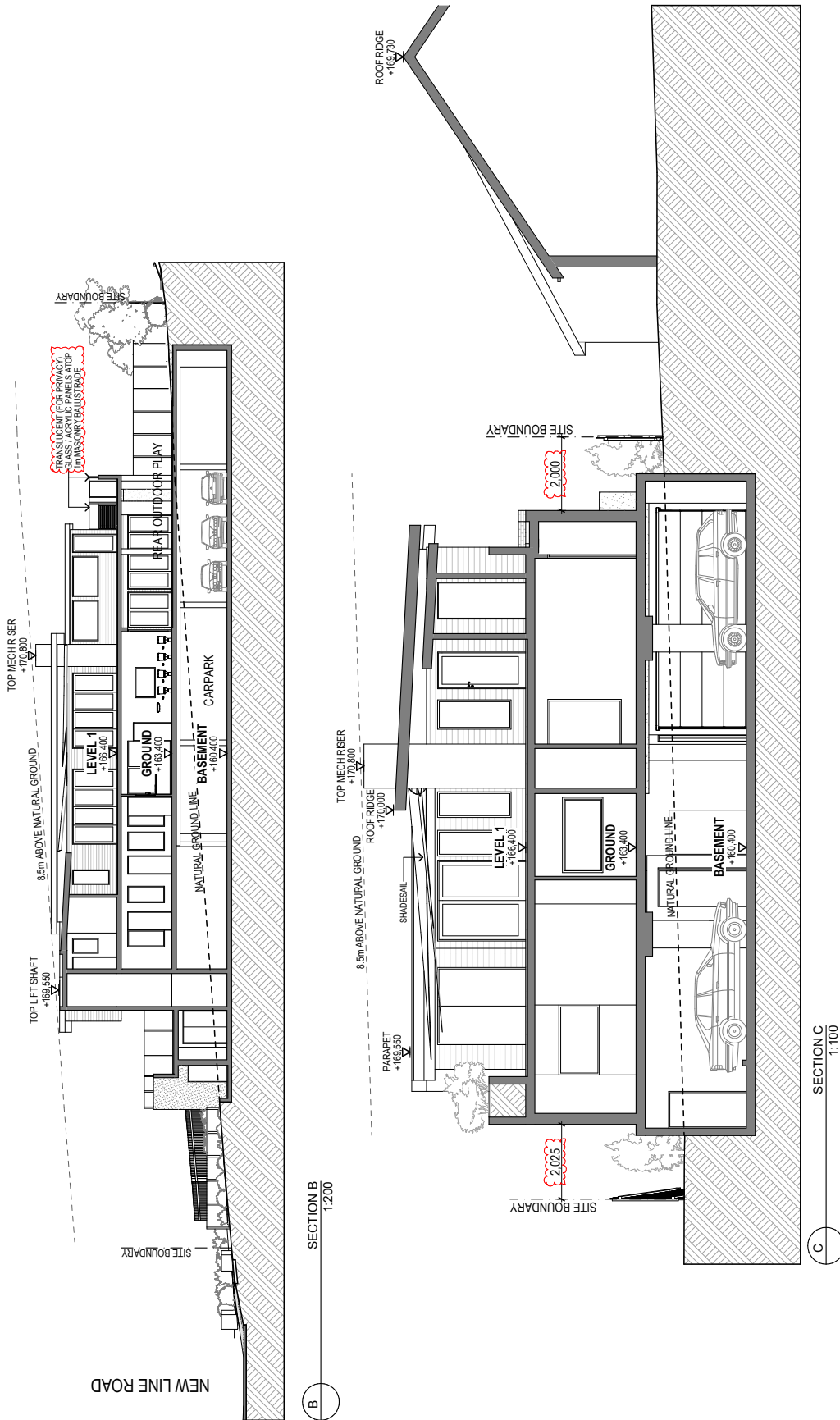
SECTION A - DETAIL
1:100

PROJECT TITLE	76 New Line Rd, Cherrybrook NSW 2126	DRAWING TITLE	SECTION A	SCALE	1:200, 1:100 @ A3 02/02/2024	DATE	20/08/23	DRAWN	SM
PROJECT ADDRESS	LOT 165 'DP' G20652	SITE AREA	1,073m ² BY D/P	REV	-	DESCRIPTION	DEVELOPMENT APPLICATION ISSUE	DATE	18/12/23
				REV	A	DESCRIPTION	DRIVEWAY LEVEL MADE 160.50 AHD	DRAWING NO & REVISION	DA07A
								STATUS	DEVELOPMENT APPLICATION

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ATTACHMENT 2 - ITEM 2



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PROJECT TITLE
76 New Line Rd, Cherrybrook NSW 2126

PROJECT ADDRESS
LOT 165 DP 620652

SITE AREA
1,073m² BY D/P

DRAWING TITLE
SECTIONS B&C

SCALE
1:200, 1:100 @ A3 02/02/2024

DATE
25/09/23

DRAWN
SM

REV
A

DESCRIPTION
MIN. 2m SIDE SETBACKS FOR BUILDING WALLS

DATE
18/12/23

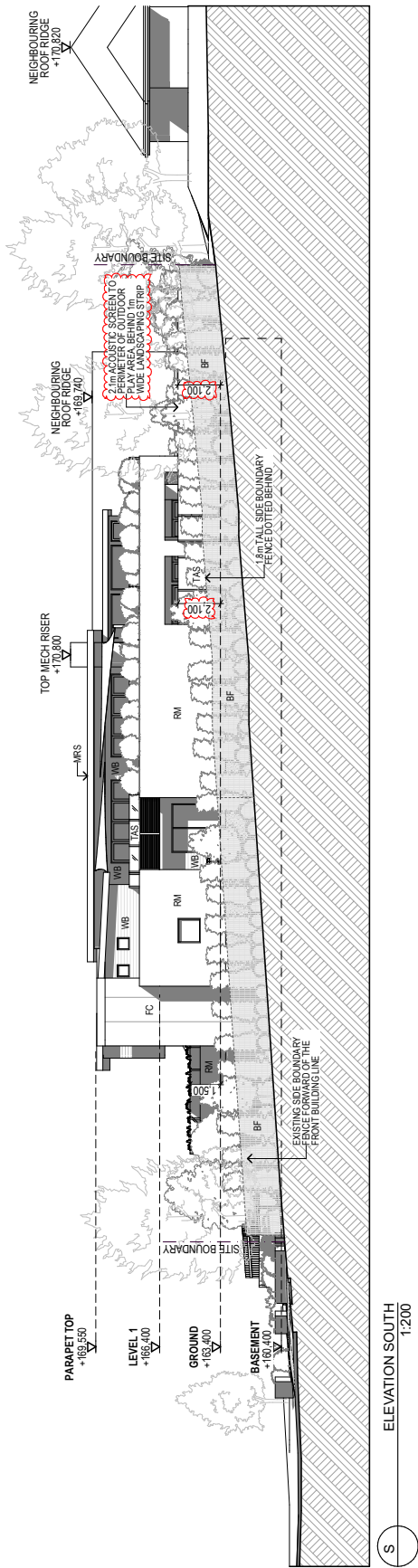
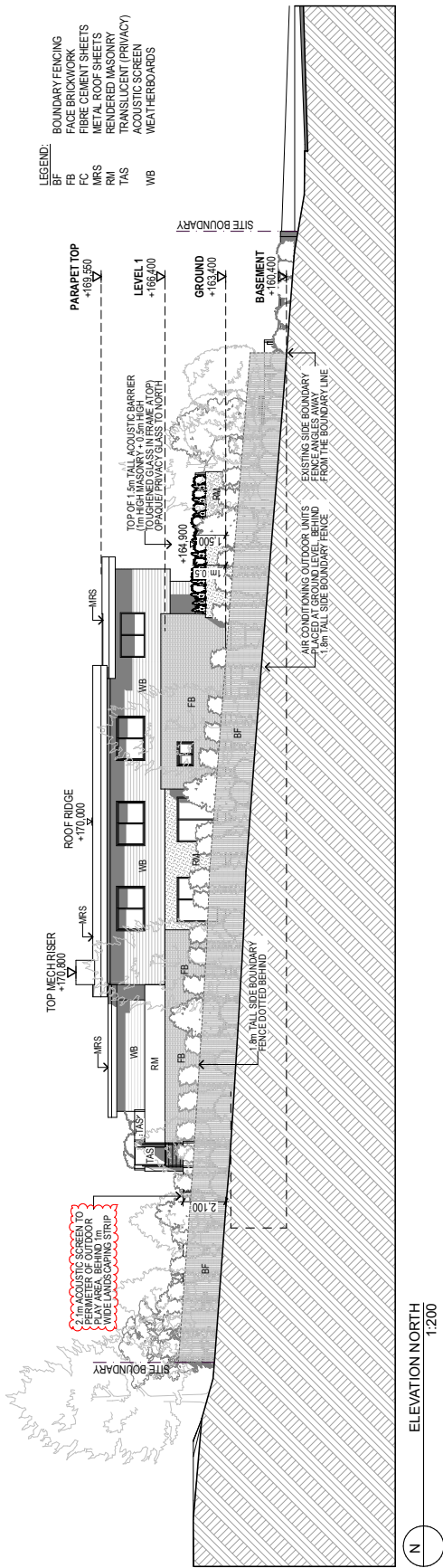
DRAWING NO & REVISION
DA08A

STATUS
DEVELOPMENT APPLICATION

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0 1 2 3 4 5 ON ORIGINAL @ A3

ATTACHMENT 2 - ITEM 2



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PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126

SITE AREA
 1,073m² BY D/P

PROJECT ADDRESS
 LOT 165 'DP' 02/0652

DRAWING TITLE
 ELEVATIONS NORTH & SOUTH

SCALE
 1:200 @ A3

DATE
 02/02/2024

DRAWN
 SM

REV
 1: DEVELOPMENT APPLICATION ISSUE
 2: DEVELOPMENT APPLICATION ISSUE
 A: MIN. 2m SIDE SETBACKS FOR BUILDING WALLS

DATE
 25/09/23
 18/12/23

DRAWING NO & REVISION
 DA09A

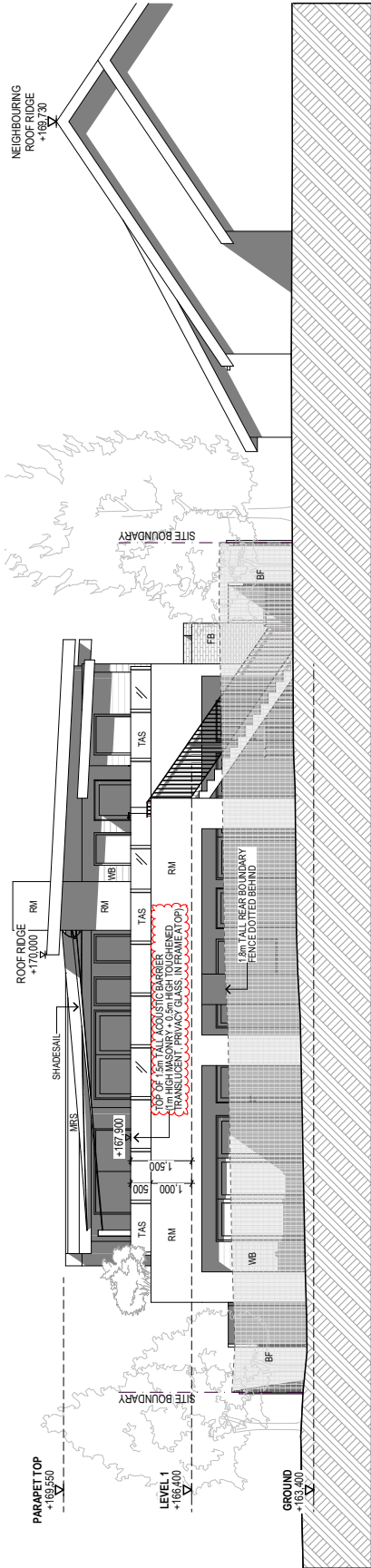
STATUS
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ATTACHMENT 2 - ITEM 2

ATTACHMENT 2 - ITEM 2



ELEVATION EAST
1:100

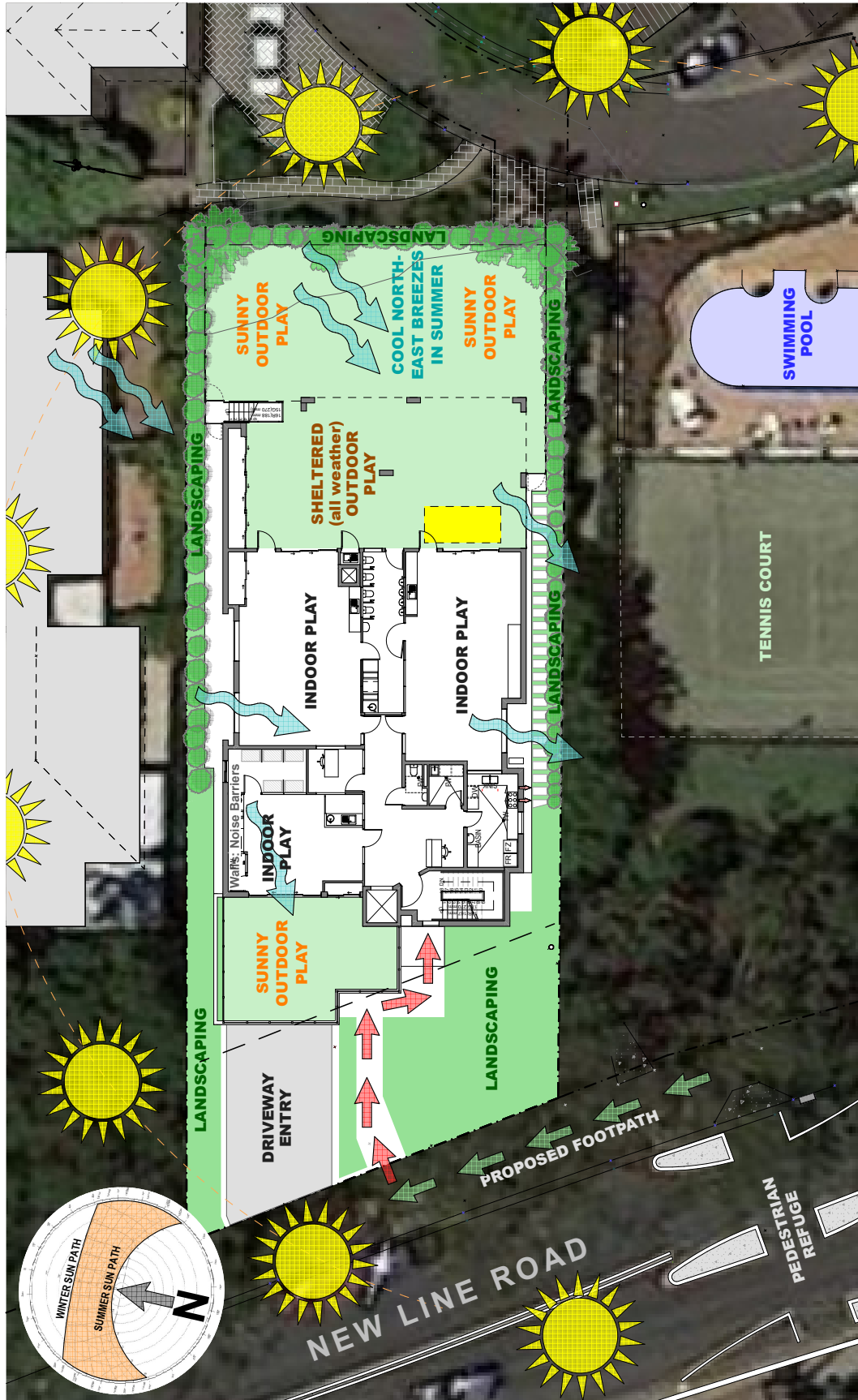


ELEVATION WEST
1:100

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PROJECT TITLE	76 New Line Rd, Cherrybrook NSW 2126
SITE AREA	1,073m ² BY D.P
PROJECT ADDRESS	LOT 165 DP 620652
DRAWING TITLE	ELEVATIONS EAST & WEST
SCALE	1:100 @ A3
DATE	02/02/2024
DRAWN	SM
REV	DESCRIPTION
25/09/23	DEVELOPMENT APPLICATION ISSUE
A	LEVEL 1 BALCONY: TRANSLUCENT (PRIVACY) PANELS 181223
DRAWING NO & REVISION	
DA10A	
STATUS	
DEVELOPMENT APPLICATION	



PROJECT TITLE	76 New Line Rd, Cherrybrook NSW 2126	DRAWING TITLE	SITE ANALYSIS PLAN	SCALE	@ A3	DATE	03/05/2024	DRAWN	SM
PROJECT ADDRESS	LOT 105 DP G20652	SITE AREA	1,073m ² BY D.P	REV	DESCRIPTION	DATE	DRAWING NO & REVISION		
				A	MIN. 2m SIDE SETBACKS FOR BUILDINGS WALLS	18/12/23	DA11B		
				B	STREET TREE, FOOTPATH & ENTRY PATH REVISION	03/05/24	STATUS DEVELOPMENT APPLICATION		

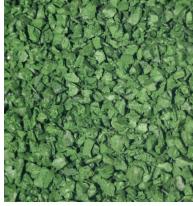
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ATTACHMENT 2 - ITEM 2



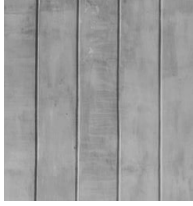
Painted fibre-cement weatherboard cladding typically to upper level external walls.



Use of external coloured soffit play surface on rubberised base.



Masonry Render, off-white / natural white colour finish.



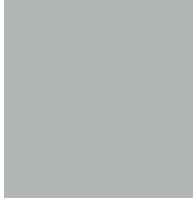
Horizontal banding in lift shaft external wall finish.



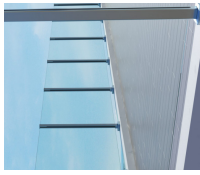
Masonry Render, dark grey / charcoal colour finish.



Metal Roof sheeting



Colorbond Shale Grey - metal roof, gutter and downpipe colour



0.5m tall translucent or clear glass or acrylic acoustic screens atop 1m tall masonry balustrades for 1.5m barrier height. Also used in 2.1m tall acoustic barriers in rear outdoor play.



Powdercoated aluminium window frames in charcoal colour / Dulux "Monument" or similar.



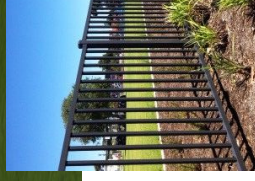
Lapped and capped timber side & rear boundary fencing, 1.8m tall.



Low timber front fence / garden wall at front boundary line. Landscaping behind.



Composite timber solid fence beside driveway.



Open Metal Palisade child-proof front setback fence.



Light grey expressed joint fibre-cement sheet cladding eg. CSR Baresone FC Sheet product, or similar.



Ground Floor Face Brick Colour: Austral Bricks, Bowral Bricks, Bratman Granite (or similar).

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EXT COLOURS AND MATEIRALS

REV	DESCRIPTION	DATE	DRAWING NO & REVISION
-	DEVELOPMENT APPLICATION ISSUE	26/09/23	
A	TRANSLUCENT GLASS / ACRYLIC SCREEN EXAMPLE	18/12/23	DA12B
B	STREET TREE, FOOTPATH & ENTRY PATH REVISION	03/05/24	

STATUS: **DEVELOPMENT APPLICATION**

PROJECT TITLE: 76 New Line Rd, Cherrybrook NSW 2126

SITE AREA: 1,073m² BY D/P

PROJECT ADDRESS: LOT 165 DP 620652

SCALE: @ A3

DATE: 03/05/2024

DRAWN: SM

NOTE: THIS IS A DEVELOPMENT APPLICATION DRAWING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION

THE DRAWING IS COPYRIGHT AND IS THE PROPERTY OF INTO ARCHITECTURE AND MUST NOT BE USED WITHOUT AUTHORISATION.

0 1 2 3 4 5 ON ORIGINAL @ A3

ATTACHMENT 2 - ITEM 2



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PROJECT TITLE: 76 New Line Rd, Cherrybrook NSW 2126
 SITE AREA: 1,073m² BY D/P
 LOT 165 DP 620652

DRAWING TITLE: **PERPECTIVES FRONT**

REV	DESCRIPTION	DATE
-	DEVELOPMENT APPLICATION ISSUE	26/09/23
A	MIN. 2m SIDE SETBACKS FOR BUILDINGS WALLS	18/12/23
B	STREET TREE, FOOTPATH & ENTRY PATH REVISION	03/05/24

SCALE: @ A3
 DATE: 03/05/2024
 DRAWN: SM

DRAWING NO & REVISION: **DA13B**

STATUS: **DEVELOPMENT APPLICATION**

0 1 2 3 4 5 ON ORIGINAL @ A3

ATTACHMENT 2 - ITEM 2



PERSPECTIVE IMAGE 3



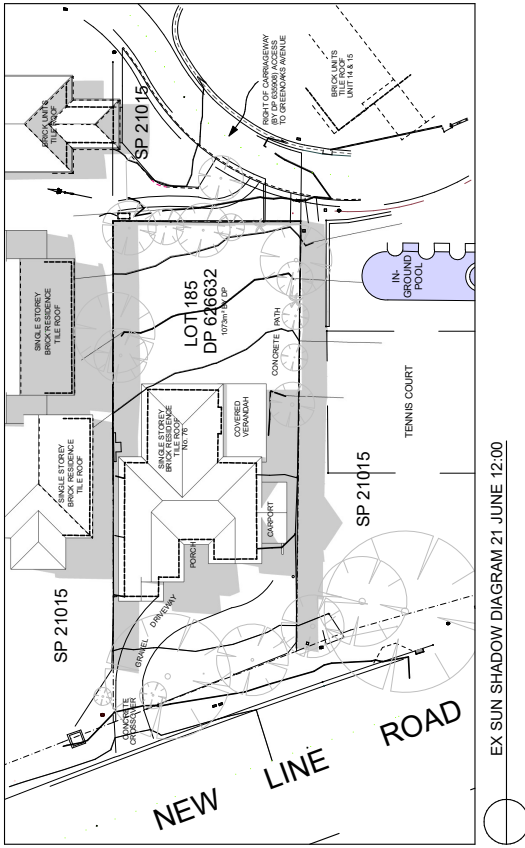
PERSPECTIVE IMAGE 4

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 0409 995 974

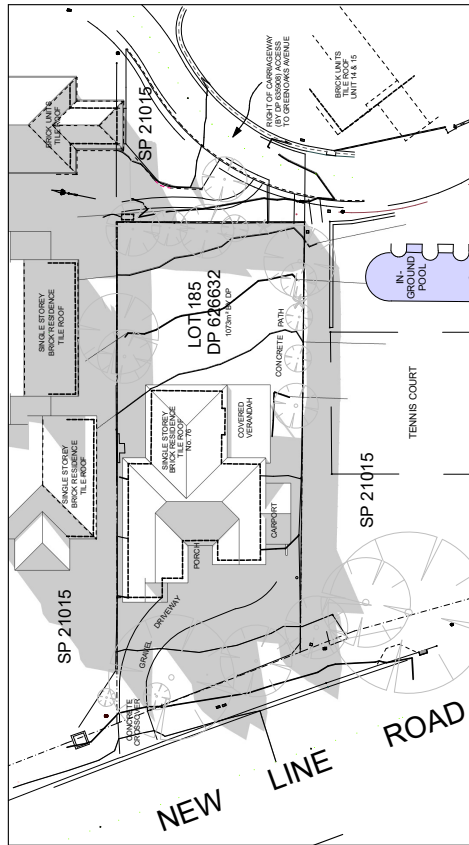
NOTE: THIS IS A DEVELOPMENT APPLICATION DRAWING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION
 THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF INTO ARCHITECTURE AND MUST NOT BE USED WITHOUT AUTHORISATION.

PROJECT TITLE	76 New Line Rd, Cherrybrook NSW 2126	DRAWING TITLE	PERSPECTIVES REAR	SCALE	@ A3	DATE	02/02/2024	DRAWN	SM
PROJECT ADDRESS	LOT 165 'DP' G20652	SITE AREA	1,073m ² BY D/P	REV	DESCRIPTION	DATE	25/09/23	DRAWING NO & REVISION	DA14A
				A	MIN. 2m SIDE SETBACKS FOR BUILDING WALLS	18/12/23			
									STATUS
									DEVELOPMENT APPLICATION

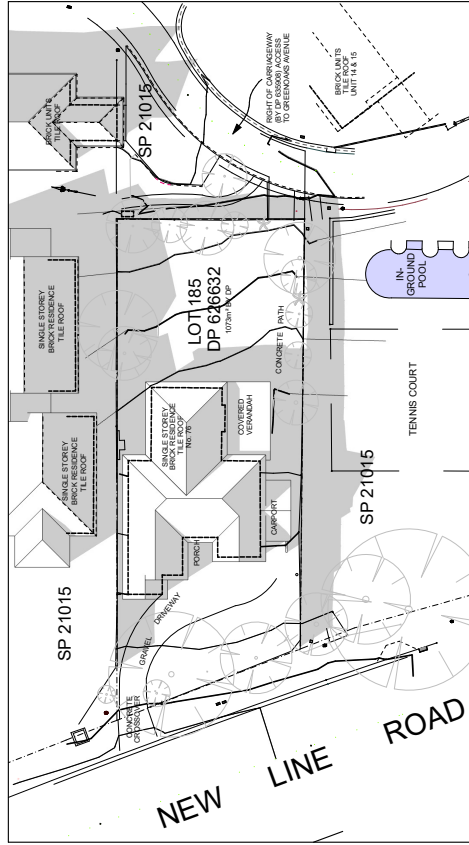
ATTACHMENT 2 - ITEM 2



EX SUN SHADOW DIAGRAM 21 JUNE 12:00



EX SUN SHADOW DIAGRAM 21 JUNE 09:00



EX SUN SHADOW DIAGRAM 21 JUNE 15:00

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PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126
 PROJECT ADDRESS
 LOT 185 DP 626632

SITE AREA
 1,073m² BY D.P

DATE
 25/09/23

SCALE
 1:500 @ A3

DATE
 02/02/2024

DRAWING NO & REVISION
 DA15

STATUS
 DEVELOPMENT APPLICATION

DRAWING TITLE
 SHADOWS EXISTING

REV DESCRIPTION DATE
 - DEVELOPMENT APPLICATION ISSUE

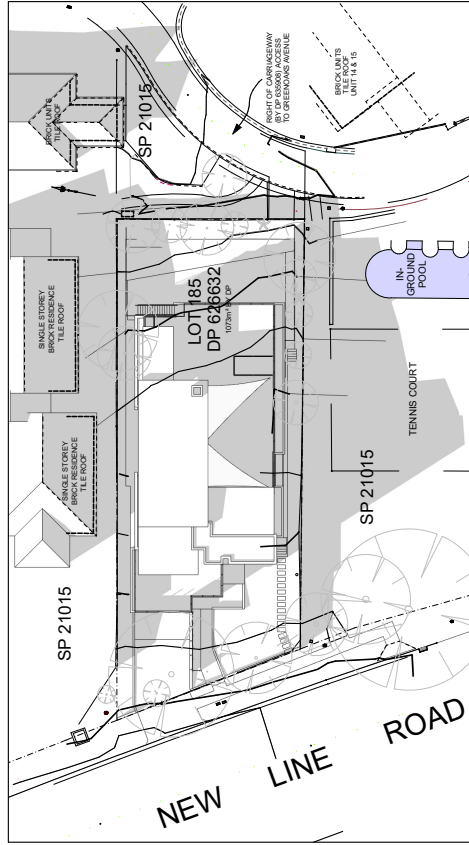
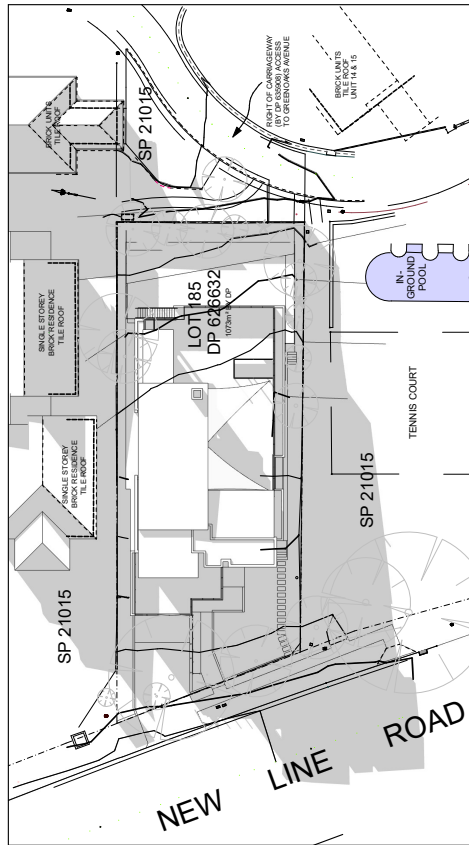
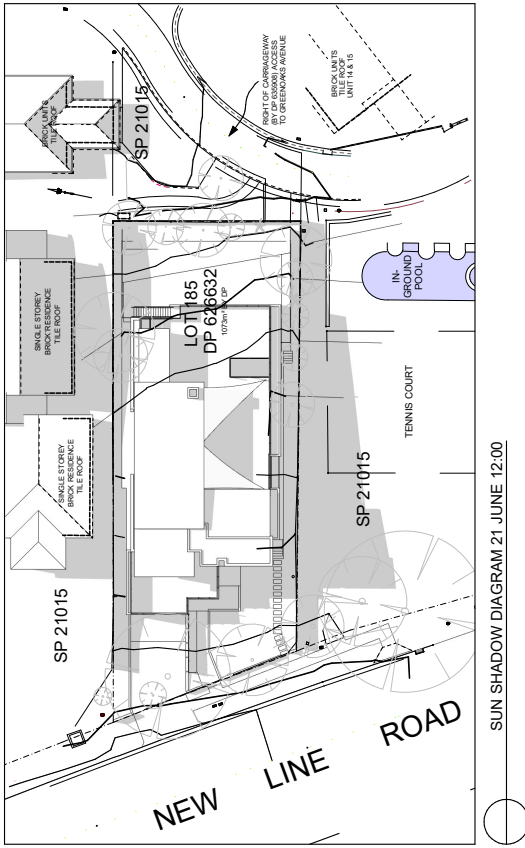
SCALE
 1:500 @ A3

DATE
 02/02/2024

DRAWING NO & REVISION
 DA15

STATUS
 DEVELOPMENT APPLICATION

ATTACHMENT 2 - ITEM 2



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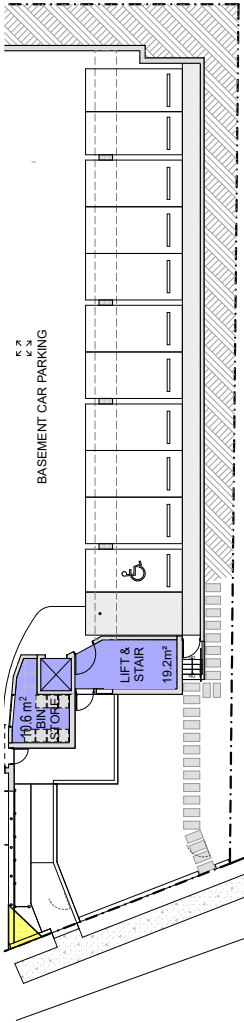
PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126
 PROJECT ADDRESS
 LOT 185 DP 626632

DRAWING TITLE
 SHADOWS PROPOSED NEW
 SCALE
 1:500 @ A3
 DATE
 02/02/2024
 DRAWN
 SM

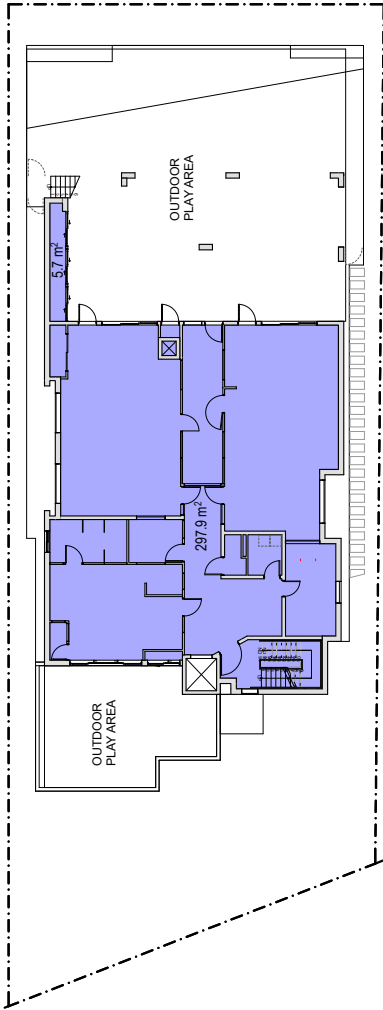
REV. DESCRIPTION DATE
 - DEVELOPMENT APPLICATION ISSUE 25/09/23
 A MIN. 2m SIDE SETBACKS FOR BUILDING WALLS 18/12/23
 DRAWING NO & REVISION
 DA16A
 STATUS
 DEVELOPMENT APPLICATION

ATTACHMENT 2 - ITEM 2

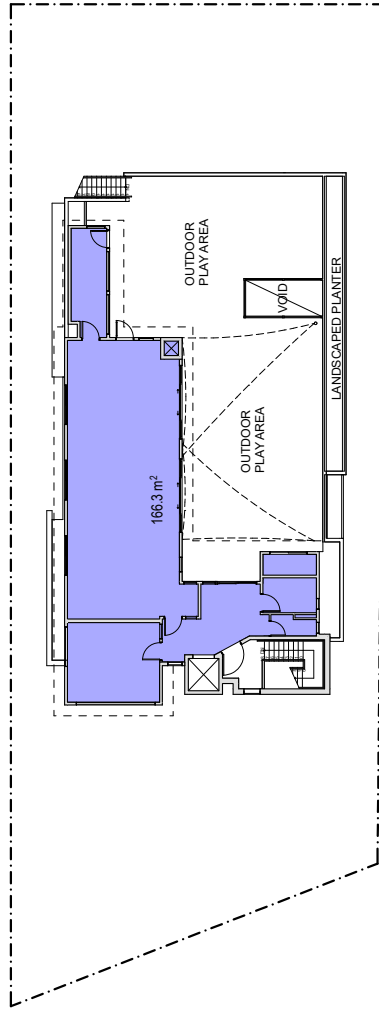
ATTACHMENT 2 - ITEM 2



1. FSR CALC - BASEMENT
1:250



2. FSR CALC - GROUND
1:250



3. FSR CALC - LEVEL 1
1:250

SITE AREA: 1,073m²
Floor Area: 29.8 m²
Basement: 303.6 m²
Ground Floor: 166.3 m²
Level 1: 166.3 m²
TOTAL: 499.7 m²
= 0.47:1 FSR

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PROJECT TITLE
76 New Line Rd, Cherrybrook NSW 2126

PROJECT ADDRESS
LOT 165 'DP' G2/0652

DRAWING TITLE
FSR CALCULATIONS

SCALE
1:250 @ A3

DATE
02/02/2024

DRAWN
SM

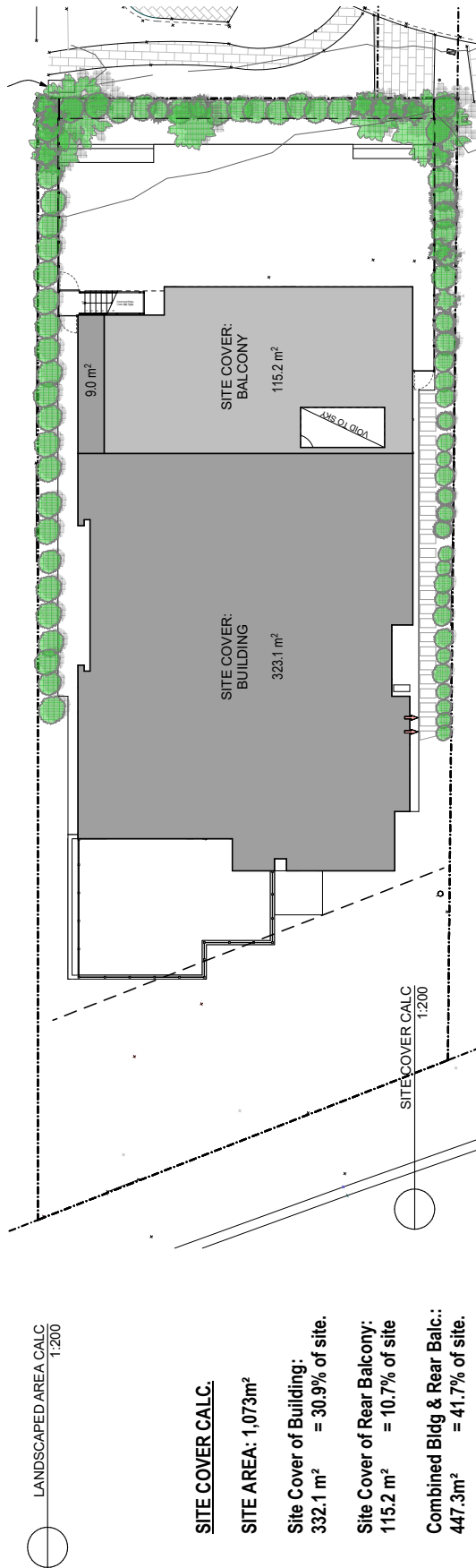
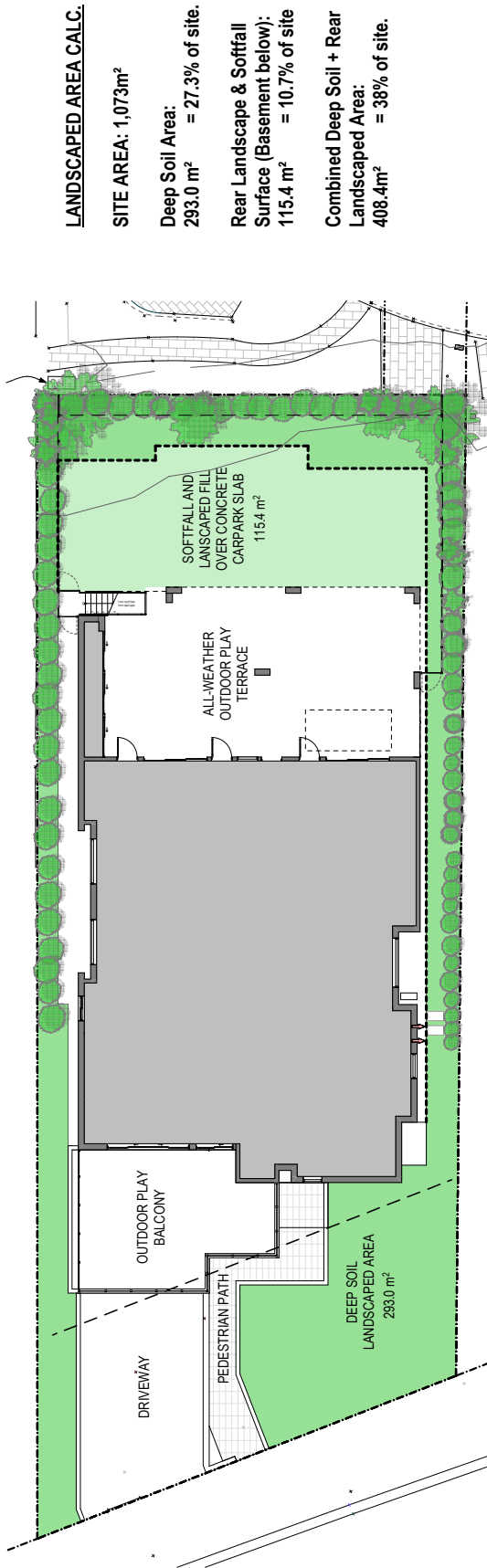
REVISIONS

REV	DESCRIPTION	DATE
A	MIN. 2m SIDE SETBACKS FOR BUILDING WALLS	18/12/23
-	DEVELOPMENT APPLICATION ISSUE	25/09/23

DRAWING NO & REVISION
DA17A

STATUS
DEVELOPMENT APPLICATION

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PROJECT TITLE
 76 New Line Rd, Cherrybrook NSW 2126

PROJECT ADDRESS
 LOT 165 DP 620652

SITE AREA
 1,073m² BY D/P

DRAWING TITLE
 AREA CALCULATIONS

SCALE
 1:200 @ A3

DATE
 02/02/2024

DRAWN
 SM

REV
 1: DEVELOPMENT APPLICATION ISSUE 25/09/23
 2: DEVELOPMENT APPLICATION ISSUE 18/12/23
 A: MIN. 2m SIDE SETBACKS FOR BUILDING WALLS

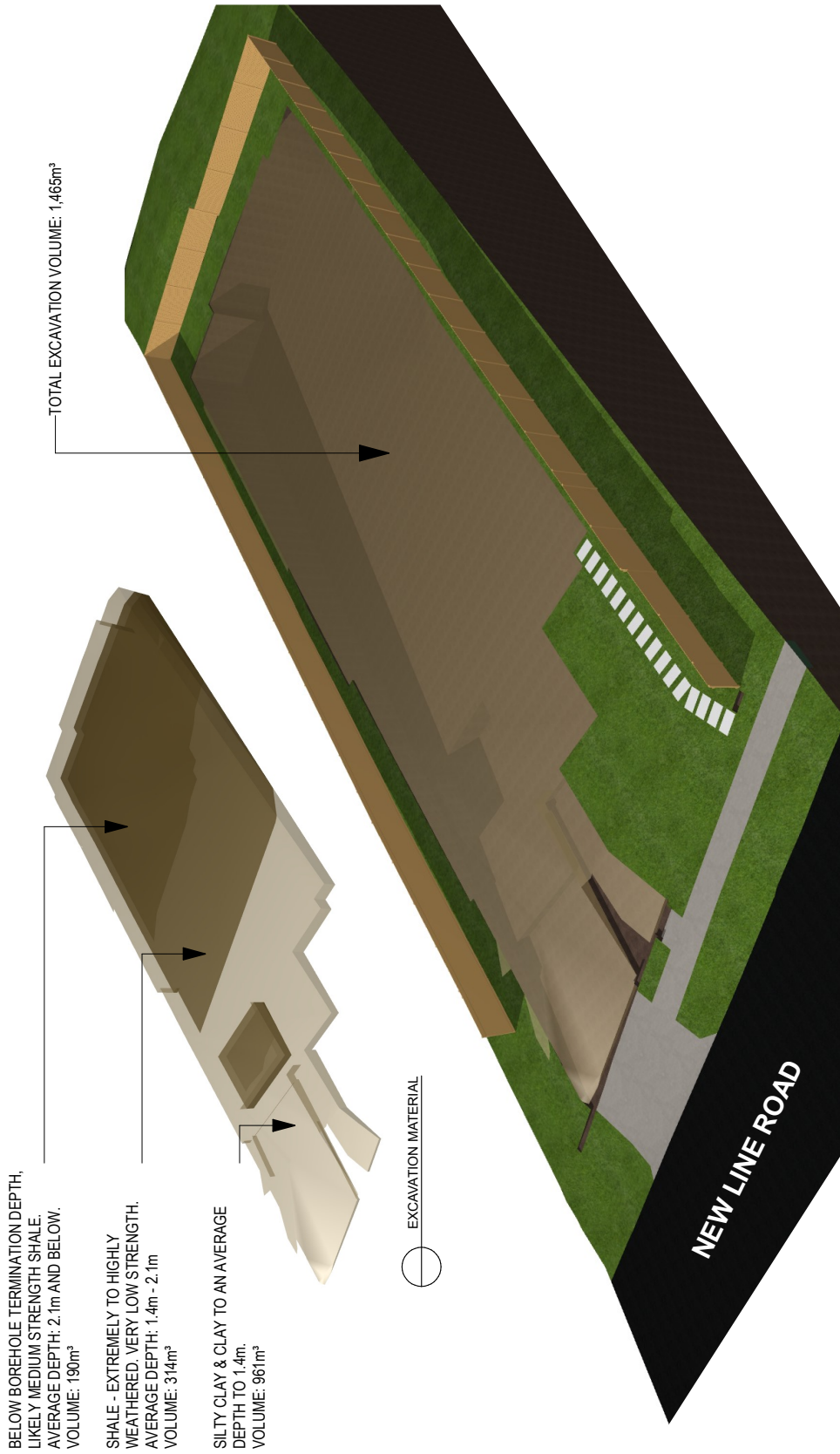
DRAWING NO & REVISION
DA18A

STATUS
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0 1 2 3 4 5 ON ORIGINAL @ A3

ATTACHMENT 2 - ITEM 2



EXCAVATION VOLUME CALCULATION DIAGRAM
1:200

INTO architecture Scott Miner NSW Architect Reg. No. 9100 scott@intoarchitecture.com.au 0409 995 974		PROJECT TITLE 76 New Line Rd, Cherrybrook NSW 2126 LOT 165 DP 620652		DRAWING TITLE EXCAVATION VOLUME CALC		SCALE 1:200 @ A3		DATE 02/02/2024		DRAWN SM	
NOTE: THIS IS A DEVELOPMENT APPLICATION DRAWING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION		SITE AREA: 1,073m² BY D/P		REV. DESCRIPTION		DATE		DRAWING NO & REVISION		STATUS	
THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF INTO ARCHITECTURE AND MUST NOT BE USED WITHOUT AUTHORISATION.				-		25/09/23		DA19		DEVELOPMENT APPLICATION	
		0 1 2 3 4 5 ON ORIGINAL @ A3									

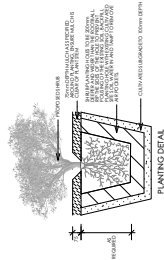
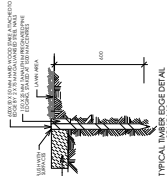
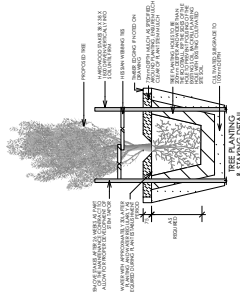
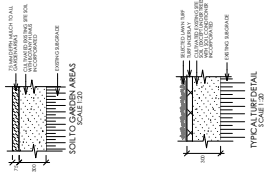
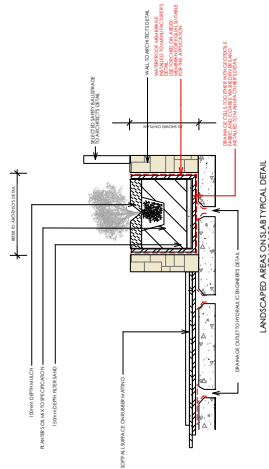
ATTACHMENT 2 - ITEM 2

DEVELOPMENT APPLICATION
PROPOSED LANDSCAPE PLANS
CHILDCARE CENTRE
76 NEW LINE ROAD, CHERRYBROOK

DRAWING LIST

SHEET NO.	COVER TITLE	DATE	REVISION
L00	LANDSCAPE PLAN - BASEMENT	24/01/24	B
L01	LANDSCAPE PLAN - GROUND LEVEL	06/05/24	C
L02	LANDSCAPE PLAN - LEVEL 1	06/05/24	C
L03		24/01/24	B

LANDSCAPE DETAILS



OUTLINE LANDSCAPE SPECIFICATION

Preparation by Bulbar. Bulbar will remove all existing concrete pathways, fences, footings, walls etc. not included to be retained and complete all necessary excavation work. To commencement of landscaping work, site to be cleared and prepared for landscaping. An approved landscape plan must be submitted to Council for approval. All landscaping work to be completed within 12 months of the start of the development. The landscaping plan must include details of all plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features. The landscaping plan must also include details of the maintenance regime for the landscaping. The landscaping plan must be prepared in accordance with the following specifications:

- (a) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (b) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (c) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (d) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (e) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (f) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (g) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (h) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (i) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (j) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (k) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (l) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (m) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (n) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (o) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (p) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (q) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (r) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (s) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (t) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (u) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (v) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (w) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (x) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (y) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.
- (z) All plants, trees, shrubs, lawns, mulch, soil, drainage, irrigation, and other landscape features to be specified in the landscaping plan.

Revision	Description	Date	Cover Sheet
A	DA SUBMISSION	05/03/23	76 NEW LINE ROAD, CHERRYBROOK
B	CONTRACTOR	24/01/24	A Total Concept Landscape Architects A Swimming Pool Designer A To be Concept Landscape Architect

Project	Client
PROPOSED CHILDCARE CENTRE	FINLORA PTY LTD

Notes
1. All landscape details shall be verified by Contractor on site prior to commencement of work.
2. Do not cut from drawings.
3. If in doubt contact Landscape Architect.
4. This design is copyright and not to be copied, utilised or reproduced in any way without the written permission of A To be Concept Landscape Architect.
5. This plan has been prepared for DA purposes only.
6. All Building Works shall be installed to Structural Engineers detail.

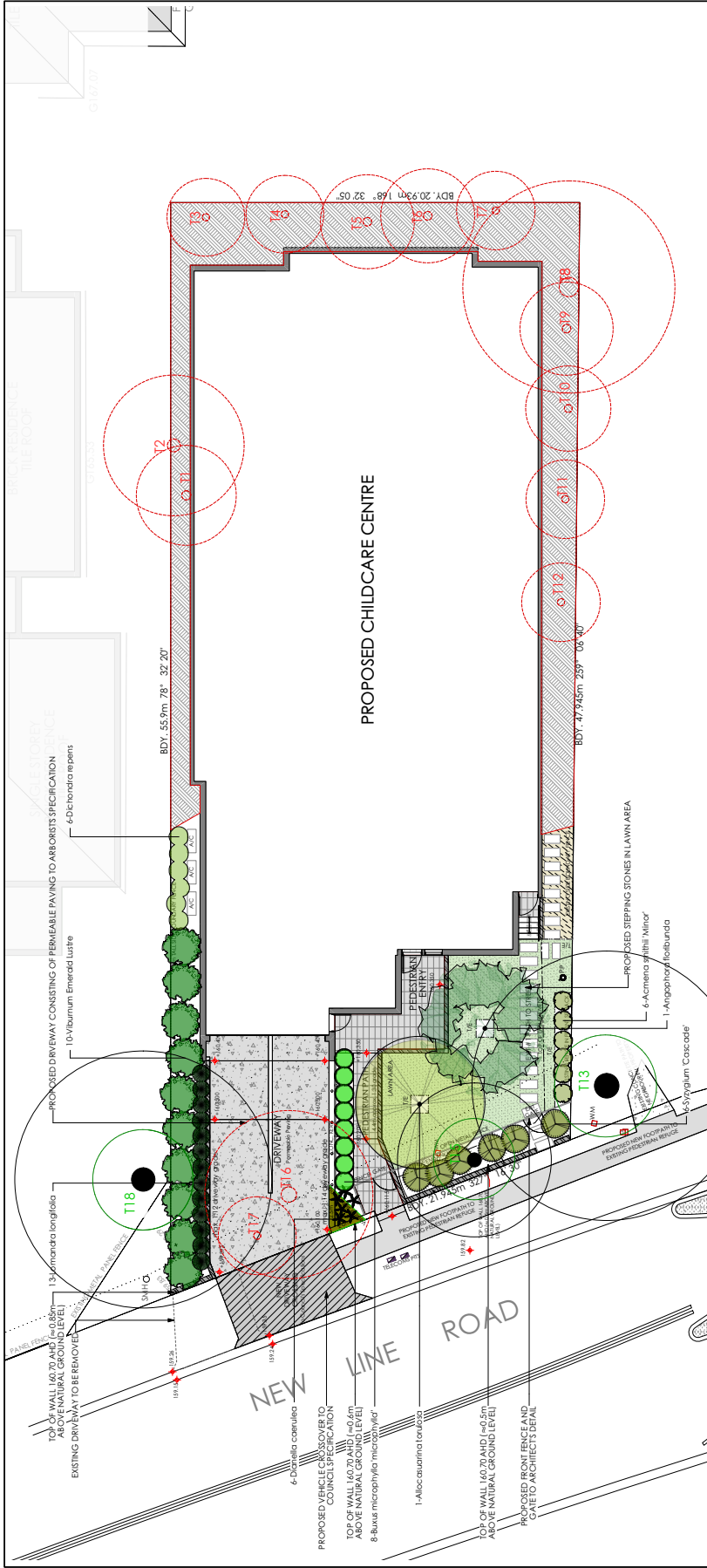
Revision	Date	Drawn By	Checked By	Scale
A	05/03/23	DA SUBMISSION	DA SUBMISSION	1:100
B	24/01/24	CONTRACTOR	CONTRACTOR	1:100

Project #	Sheet #
76 NEW LINE ROAD, CHERRYBROOK	L00

Project #	Sheet #
76 NEW LINE ROAD, CHERRYBROOK	L00

ATTACHMENT 3 - ITEM 2

ATTACHMENT 3 - ITEM 2



PLANTING SCHEDULE

PLANTING SCHEDULE	QUANTITY	SPECIES	SIZE	REMARKS
1. ALLOCASQUATRIA TORULOSA	1	ALLOCASQUATRIA TORULOSA	1000	
2. DIOPSIS PUMILA	1	DIOPSIS PUMILA	1000	
3. DACTYLOCTENIA Aegyptiaca	1	DACTYLOCTENIA Aegyptiaca	1000	
4. ACACIA TORTIOSA	1	ACACIA TORTIOSA	1000	
5. A. TORTIOSA	1	A. TORTIOSA	1000	
6. ANGIOPHYLLUM FLORIBUNDUM	1	ANGIOPHYLLUM FLORIBUNDUM	1000	
7. SYZYGIUM CASCADE	1	SYZYGIUM CASCADE	1000	
8. DACTYLOCTENIA Aegyptiaca	1	DACTYLOCTENIA Aegyptiaca	1000	
9. ANGIOPHYLLUM FLORIBUNDUM	1	ANGIOPHYLLUM FLORIBUNDUM	1000	
10. SYZYGIUM CASCADE	1	SYZYGIUM CASCADE	1000	
11. DACTYLOCTENIA Aegyptiaca	1	DACTYLOCTENIA Aegyptiaca	1000	
12. ANGIOPHYLLUM FLORIBUNDUM	1	ANGIOPHYLLUM FLORIBUNDUM	1000	
13. SYZYGIUM CASCADE	1	SYZYGIUM CASCADE	1000	
14. DACTYLOCTENIA Aegyptiaca	1	DACTYLOCTENIA Aegyptiaca	1000	
15. ANGIOPHYLLUM FLORIBUNDUM	1	ANGIOPHYLLUM FLORIBUNDUM	1000	
16. SYZYGIUM CASCADE	1	SYZYGIUM CASCADE	1000	



Legend

Symbol	Description
[Hatched pattern]	PROPOSED DRIVEWAY PERMEABLE PAVING TO ARBORISTS SPECIFICATION
[Green pattern]	PROPOSED DRIVEWAY PERMEABLE PAVING TO ARBORISTS SPECIFICATION
[Dotted pattern]	PROPOSED PERMEABLE PAVING TO ARBORISTS SPECIFICATION
[Solid green]	PROPOSED DRIVEWAY PERMEABLE PAVING TO ARBORISTS SPECIFICATION
[Diagonal lines]	PROPOSED PERMEABLE PAVING TO ARBORISTS SPECIFICATION
[Red circle]	EXISTING TREE TO BE REMOVED
[Red circle with 'x']	EXISTING TREE TO BE REMOVED
[Red circle with 'T']	EXISTING TREE TO BE RETAINED
[Red circle with 'E']	EXISTING TREE TO BE RETAINED
[Red circle with 'R']	EXISTING TREE TO BE RETAINED
[Red circle with 'S']	EXISTING TREE TO BE RETAINED
[Green circle]	PROPOSED PLANTING
[Green circle with 'T']	PROPOSED PLANTING
[Green circle with 'E']	PROPOSED PLANTING
[Green circle with 'R']	PROPOSED PLANTING
[Green circle with 'S']	PROPOSED PLANTING
[Green circle with 'W']	PROPOSED PLANTING
[Green circle with 'A']	PROPOSED PLANTING

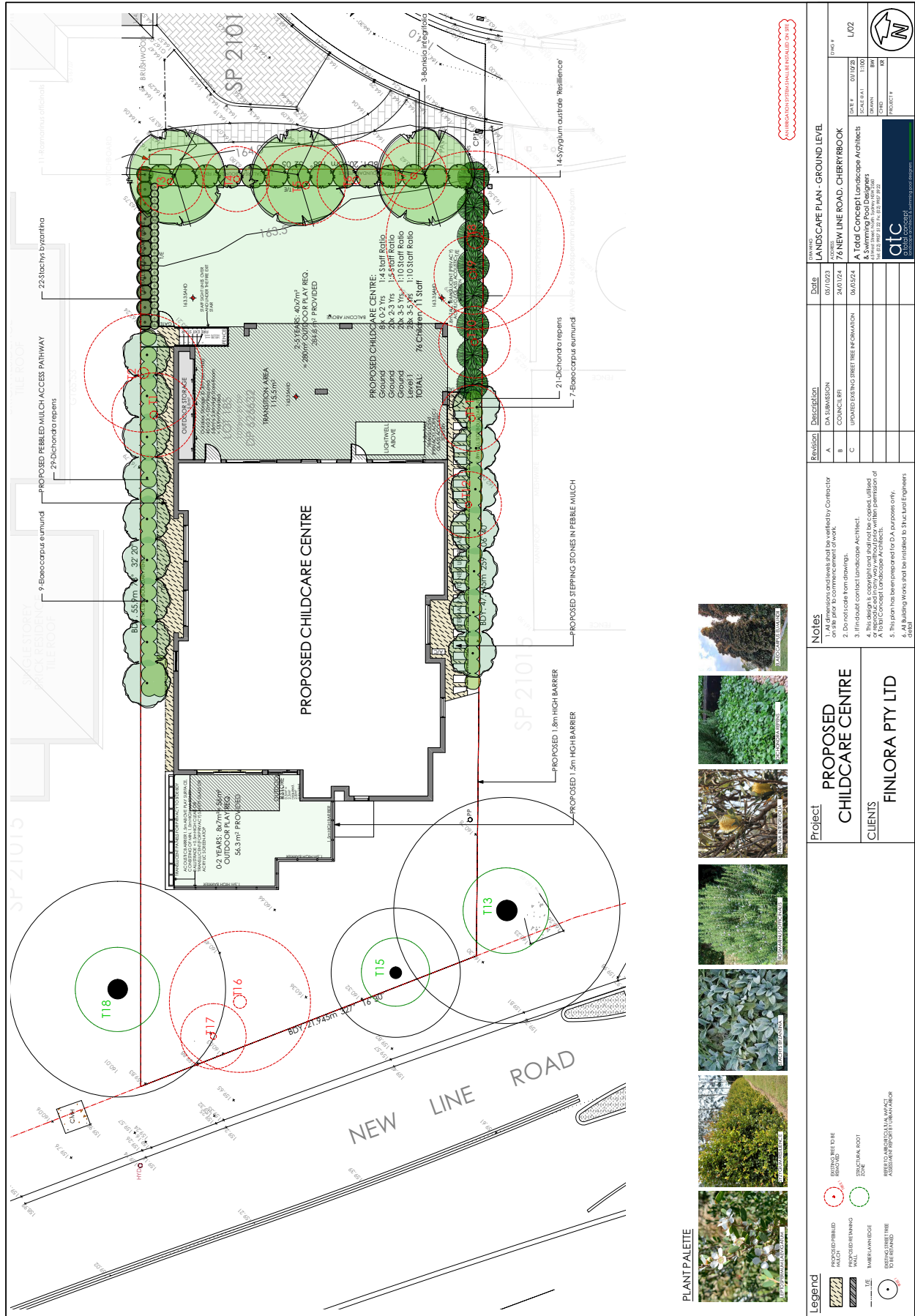
NOTES

1. All landscape and works shall be installed by Contractor on site prior to commencement of work.
2. Do not scale from drawings.
3. In final contact landscape Architect.
4. This design is copyright and not to be copied, utilised or reproduced without the written permission of A to B Concept Landscape Architects.
5. All building works shall be installed by Structural Engineers.
6. All building works shall be installed by Structural Engineers.

Revision	Description	Date	Drawings
A	DATE SUBMISSION	05/09/23	LANDSCAPE PLAN - BASEMENT
B	COUNCIL REF	24/03/24	78 NEW LINE ROAD, CHERRY BROOK
C	UPDATED PERMITS DRAWING FOR CONSTRUCTION	06/05/24	A Total Concept Landscape Architects 4. Swimming Pool Designer 0410 555 555 137 St George St, Sydney NSW 2000

Project	Client
PROPOSED CHILD CARE CENTRE	FINLORA PTY LTD

Case No.	Case Ref.	Case Date	Case No.
U01	U01/23	20/02/23	
U02	U02/23	13/03/23	
U03	U03/23	21/04/23	
U04	U04/23	11/05/23	
U05	U05/23	11/05/23	
U06	U06/23	11/05/23	
U07	U07/23	11/05/23	
U08	U08/23	11/05/23	
U09	U09/23	11/05/23	
U10	U10/23	11/05/23	



Revision	Description	Date	Drawn
A	DA SUBMISSION	05/03/24	UJ02
B	CONTRACT PER	20/03/24	UJ02
C	UPDATED PLANTING TREE INFORMATION	06/03/24	UJ02

Project	
PROPOSED CHILD CARE CENTRE	
CLIENTS	
FINLORA PTY LTD	

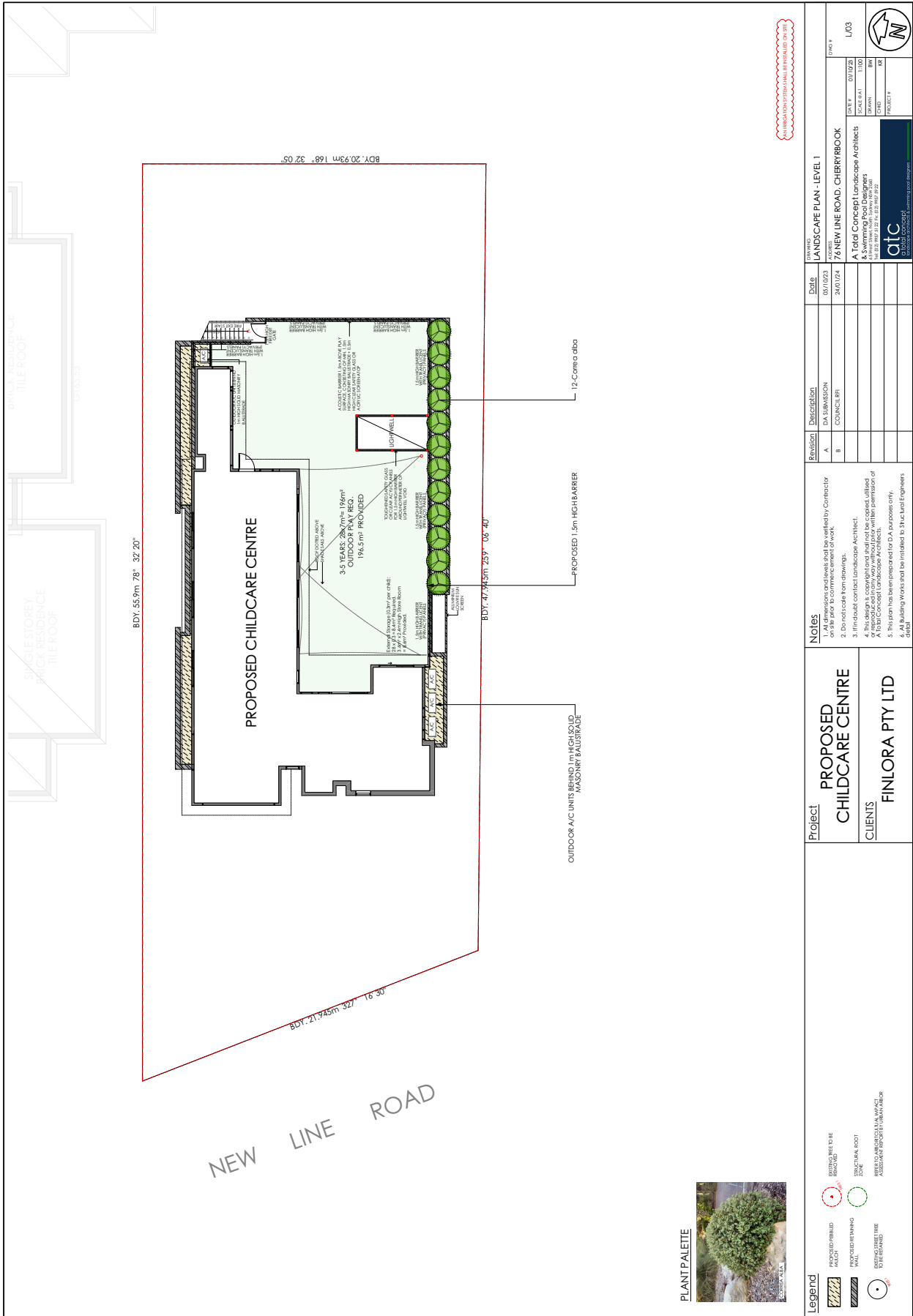
Revision	Description	Date	Drawn
A	DA SUBMISSION	05/03/24	UJ02
B	CONTRACT PER	20/03/24	UJ02
C	UPDATED PLANTING TREE INFORMATION	06/03/24	UJ02

Revision	Description	Date	Drawn
A	DA SUBMISSION	05/03/24	UJ02
B	CONTRACT PER	20/03/24	UJ02
C	UPDATED PLANTING TREE INFORMATION	06/03/24	UJ02

Notes	
1. All landscape proposals must be verified by Contractor on site prior to commencement of work.	
2. Do not scale from drawings.	
3. In final contact landscape architect.	
4. This design is copyright and shall not be copied, utilized or reproduced without the written permission of A to B Concept Landscape Architects.	
5. This plan has been prepared for DA purposes only.	
6. All Building Works shall be installed to Structural Engineers detail.	

Legend	Legend
PROPOSED PEBBLED MULTICH ACCESS PATHWAY	EXISTING TREE TO BE REMOVED
PROPOSED MULCH	STRUCTURAL ROOT
PROPOSED BARBER	EXISTING TREE TO BE RETAINED
PROPOSED PLAY AREA	EXISTING TREE TO BE RETAINED
PROPOSED 1.8m HIGH BARRIER	
PROPOSED 1.5m HIGH BARRIER	

ATTACHMENT 3 - ITEM 2



(ALL PROPOSED SYSTEMS SHALL BE INSTALLED ON SITE)

Legend 	Project PROPOSED CHILD CARE CENTRE CLIENTS FINLORA PTY LTD	Notes 1. All landscape elements shall be installed by contractor on site prior to commencement of work. 2. Do not scale from drawings. 3. If in doubt contact Landscape Architect. 4. This design is a concept and shall not be copied, utilised or reproduced in any form without the written permission of A to B Concept Landscape Architects. 5. This plan has been prepared for DA purposes only. 6. All Building Works shall be installed to Structural Engineers draft.	Revision A DA SUBMISSION B CONTRACT PER	Date 05/03/23 20/07/24	Drawings LANDSCAPE PLAN - LEVEL 1 78 NEW LINE ROAD, CHERRYBROOK A Total Concept Landscape Architects A Swimming Pool Designer 15/15/2025 15/15/2025 15/15/2025
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ATTACHMENT 3 - ITEM 2

**Early Learning Centre
76 New Line Road Cherrybrook NSW**

Management Plan

Date: 7 May 2024

Version: 1.16

Table of Contents

Early Learning Centre 1

Management Plan 1

Introduction..... 3

Centre Capacity 3

Hours of Operation..... 3

Arrivals and Departures..... 3

Daily Routine 4

Outdoor Activities and Supervision..... 4

Special Events..... 5

Environment Control Management 6

Security Access 6

Emergency Evacuation Management..... 7

Noise and Neighbour Amenity Management..... 7

Waste Disposal Management..... 10

Complaints Resolution..... 10

Centre Policies and Procedures..... 10

Introduction

This Management Plan forms an essential part of the ongoing management requirements for the Childcare Centre at 76 New Line Road Cherrybrook NSW. It is required by the Council and reflects a reasonable agreement between the Centre Operator and the Council to minimise any adverse effects upon neighbours. It also incorporates the requirements of Council's conditions of development consent for the centre.

Centre Capacity

The Child to Staff Ratio is based on the Childcare Regulations -

Child Age Group	Identified Area	Maximum Number of Children	Minimum Number of Educators Allocated
Children 0-2	Inside /Outside play area	8	2
Children 2-3	Inside /Outside play area	20	4
Children 3-5	Inside /Outside play area	48	5
Total		76	11

Additional Staff:

Nominated Supervisor / Centre Manager x 1

Cook x 1 (*Dual certified with Diploma in Early Childhood Education*)

Total Staff: 13

Hours of Operation

The Centre opens from Monday to Friday from 7am to 6pm, fifty-one (51) weeks a year. The Centre closes for Public Holidays and for 1 week over the Christmas-New Year period.

Arrivals and Departures

Educators arrive prior to 7am. This is followed by a staggered start of educators based on the number of children in care and their shift timing. Staff must depart the centre and carpark by 6pm unless otherwise prescribed by legislative requirements for the supervision of children due to unforeseen circumstances.

Parents must not arrive prior to 7am. This is followed by a staggered drop-off the children.

Parents/caregivers must vacate the centre and carpark by 6pm, except in the case of an emergency.

It is expected that some of the parents to be the local residents who can choose to walk and arrive at the centre through the front gate.

Daily Routine

Activities are programmed depending on children's needs and developmental stages. Typically, the daily routine is as follows:

7:00 am	Centre opens and Breakfast served for early attendees. Indoor free activities.
7:00 am – 9:00 am	Progressive Morning Tea for all children.
9:00 am – 11.00 am	Indoor/Outdoor structured learning and free play with transition Indoor/outdoor play – weather permitting
11:00 am – 2:30 pm	Lunch time followed by children's rest time. Afternoon tea served at 2:00 pm. Outdoor activities provided.
2:30 pm – 3.00 pm	Afternoon Tea for all children
3:00 pm – 5.00 pm	Indoor/outdoor structured learning and free play - weather permitting.
5:00 pm – 6.00 pm	Indoor activities. Late snack.
6:00 pm	Centre closes

The outdoor play is limited to a maximum of 4 hours (total) per day in accordance with the recommendations of the Acoustic Report prepared by Day Design Pty Ltd. The centre staff will coordinate this timing throughout the day, with the preferred configuration being 2 hours in the morning and 2 hours in the afternoon.

Outdoor Activities and Supervision

The outside play area will be used only during the centre hours of operation, depending on the weather conditions. All outdoor activities are fully supervised and monitored. Educators and children are encouraged to participate in quiet play activities.

The specified outdoor play policy and times shall be adhered to.

The centre manager shall ensure that outdoor play activities are conducted in an orderly fashion and that excessive noise from children playing is avoided.

The outdoor play schedule is set out above in the Daily Routine Section.

Outdoor Activities

Outdoor activities vary from day to day and are dependent upon the weather and the programme.

Outdoor active play includes activities such as ball games, team play; balancing, climbing, stepping; using variety of gross motor skills development equipment, environmental and nature-based activities, supervised play, sand play, water-based play (not swimming pool), free play, etc.

Outdoor passive play includes activities such as reading books, painting, storytelling, art and craft, show and tell.

No music to be played in the outdoor areas at any time.

Outdoor Children Supervision

Outdoor play activities must be supervised by the educators. The children supervision ratio for outdoor play is the same as for indoor activities. It is as follows:

Age Group	Children Supervision Ratio
0-2 Years	1 Educator: 4 Children
2-3 Years	1 Educator: 5 Children
3-5 Years	1 Educator: 10 Children

Outdoor Play Areas

There are three distinct outdoor play areas. Each outdoor play area size is configured to accommodate a specific number of children from specific age group(s). These areas have a natural and balanced design setting and integrates a variety of fixed and specialist childcare equipment.

Outdoor play is limited to a maximum of 4 hours (total) per day.

Children can have **active play activities** within their designated outdoor play area. They can play in the open area or/and covered area under the supervision of the educators.

- The ground floor 0-2 years outdoor play area will be limited to a maximum of 8 children engaged in active play simultaneously.
- The ground floor 2-5 years outdoor play area will be limited to a maximum of 40 children engaged in active play simultaneously at a given time.
- The first floor 3-5 years outdoor play area will be limited to a maximum of 28 children engaged in active play simultaneously.

All children can engage in **passive play activities** within their designated outdoor play area simultaneously. They can engage in these activities in the open area and/or covered area under the supervision of the educators. Children are not allowed the use of any active play equipment during the passive play activities. Educators will ensure that only passive play activities can occur when all children are in their respective outdoor play area.

Indoor and outdoor play may not occur simultaneously in the 0-2 year old area.

Special Events

The operators of the Childcare Centre will hold special events such as Christmas, Easter, Mother's Day, Father's Day and Grandparents' Day. These special events are commonly celebrated over the calendar year at childcare centres. These events will typically take place during normal operating hours, i.e. 7am to 6pm.

General noise management strategies are provided below to be implemented for any special event proposed to take place at the Centre:

- The $L_{Aeq, 15\text{-minute}}$ noise level from outdoor activities must not exceed 53 dBA when assessed at the most affected point on or within any neighbouring residential premises;

- Amplified music played during special events is restricted to indoors only; and
- All windows and doors must be closed during special events, except for ingress and egress.

Environment Control Management

The building includes industry standard air conditioning to ensure that appropriate room temperature is maintained at all times throughout the year.

Children are encouraged to wear appropriate protective clothing against the heat and cold. Centre management discourages the overuse of mechanical air conditioning, both heating and cooling. Staff are responsible for the control of inside ventilation, heating and cooling appropriate to the children's ages and activities.

Child Age Group	Identified Areas	Number of Children and Staff	Acceptable Inside Temperature Range Deg C	Action if Outside Temperature out of range	Acceptable Outside Temperature Range	Action if Outside acceptable range
Children 0-2 in one playroom	Inside /Outside play area	10	Play area 18-25 Cot area 18-25	Deploy mechanical heating or cooling	20-25	Move children Inside
Children 2-3 in one playroom	Inside /Outside play area	24	General 18-25 Sleep time 21-24	Deploy mechanical heating or cooling	18-25	Move children Inside
Children 3-5 across two playrooms	Inside /Outside play area	53	General 18-25 Sleep time 21-24	Deploy mechanical heating or cooling	14-30	Move children Inside

Security Access

The Childcare centre includes an electronic keypad security door access system that provides access to the reception at pre-set times based on our opening and operational hours.

Access Group	Identified Area	Management arrangement for Access	Comments/Actions
Staff	All areas	Centre is supplied with electronic keypad access to the building main entrance areas	Staff are provided with unique code access.
Parents/Carers	Sign in and main office entrance	Centre supplied code for electronic keypad access. This includes a disabled parent to enter a pin code to access the elevator.	Each parent/carer is provided a unique code managed by centre management that restricts general access
Parents /Carers as visitors	Entry sign-in and main office	All Visitors including non-determined carers are required to sign-in on entry to the premises. Access to the building will	Staff are trained in this procedure to ensure all

Access Group	Identified Area	Management arrangement for Access	Comments/Actions
		be determined by staff via a doorbell at the front door.	visitors are monitored while on-site
Disabled Visitor	Elevator in Car Park Basement	Disabled visitor can park in the disabled car park in the basement and press an intercom button in order for the staff member or director to give them access to the elevator.	This is documented in Centre's policy & procedure. Staff are trained in this procedure.
Staff, Parents/Carers & Visitors	Access to Basement Car Park	Access to basement car park is controlled through a garage door. First staff member arriving at the centre opens the basement car park gate at 7am and last staff member departing the centre closes it at 6pm. The basement car park gate is closed between 6pm and 7am.	This is documented in Centre's policy & procedure. Staff are trained in this procedure.

Emergency Evacuation Management

An Emergency Evacuation Plan has Evacuations Diagrams and instructions detailing evacuation steps in the case of an emergency. The plan includes evacuation routes, assembly points, and a plan of action once a fire alarm has been activated. The Emergency Evacuation Plan is prominently displayed at each designated exit point.

Access Group	Identified Area	Management arrangement for Access	Comments/Actions
Staff	All areas	Identified assembly areas and regular training in evacuation procedures	Installed smoke detectors activated. New staff shown evacuation procedure during induction.
Children	All inside and outside play areas	Staff with children have evacuation training with regular evacuation drills. Evacuation maps and assembly areas identified	Installed smoke detectors activated.
Parents /Carers and Visitors	All areas other than staff rooms	Evacuation procedure is that staff members allocated to ensure parents/carers safety	Installed smoke detectors activated.

Noise and Neighbour Amenity Management

The Centre Operator is committed to be a responsible and good neighbour to the local residents/businesses.

The Centre Management will maintain a log of any, and all, noise complaints received. Any complaints received shall be logged with details of the nature of the complaint, time of the event and contact details of the complainant. Centre Management will endeavour to respond to any noise complaint as quickly as possible and will advise the complainant within 48 hours of what, if any, actions have been undertaken as a

result of reviewing the complaint. These actions will be recorded in the Log. The Log will be located in the Nominated Supervisor's office and will be accessible to Council at any time during normal operating hours.

At least one designated responsible person shall always be available on site during operational hours.

A laminated copy of the Noise Management Plan will be displayed in the entry foyer.

In order to achieve compliance with the noise control, the following recommendations specified by the Acoustic Consultant and Centre Management must be implemented in the Noise Management Plan:

Management Plan

- Ensuring all staff and parents are provided with a copy of the Centre's Noise Management Plan and its implications for them during their time at the Centre.
- The name and contact details of the Centre's Manager should be clearly displayed at the front of the building to ensure neighbours can contact that person at any time the Centre is operating.
- Ensuring a sufficient number of educators are provided to supervise children's outside play to discourage unnecessary loud activities.
- Carers/staff should be educated to control the level of their voice while outdoors.
- Facilitating children's small play group play when outside, and encouraging educators to engage in children's play and facilitate friendships between children.
- Crying children should be comforted as quickly as possible and moved indoors.
- Staff arriving prior to 7am and parking in the 'Staff' area should ensure they do not create unnecessary noise.
- Outdoor play is limited to a maximum of 4 hours (total) per day.

Indoor Activity Area Window/Door Closure

- Windows in the northern façade of the 2-3 Year Old and first floor level 3-5 Year Old indoor play rooms should remain closed when these rooms are in use, to limit noise emissions to nearby residential receptors.
- The windows and sliding doors in the western façade of the 0-2 Year Old indoor play room should remain closed while the room is in use, to limit road traffic noise intrusion into the room.
- Windows and doors not nominated above may remain open when the rooms are in use, in order to provide adequate ventilation.

Outdoor and Indoor Play

- Indoor and outdoor play may occur concurrently for the 2-3 year old and 3-5 year old areas as long as the educator ratios and educator to child sightline requirements are met.
- Indoor and outdoor play may not occur concurrently for the 0-2 year old area.

All parents/ guardians will be required to read the section of the Noise Management Plan relating to their children.

Group	Identified Area	Management Focus Area	Comments/Actions
Staff	Car Park	Staff are instructed to use the allocated car spaces provided.	Staff is trained to keep noise levels down in all outside areas.

Group	Identified Area	Management Focus Area	Comments/Actions
Parents/Carers	Car Park during drop off and pick up	Parents/carers to be instructed to use allocated parking spots in car park.	Staff visual and audio monitoring. Signage to the effect to keep noise down and respect our neighbours. A 10 km/h speed sign will be installed for all cars entering and departing the premises.
Children	Inside and outdoor play area	Staff and educators to monitor children making excessive noise while playing in different outdoor play areas and move the children inside the playrooms. Staff and Nominated Supervisor to ensure that the Acoustic Consultant's recommendations and Council's Development Consent Conditions are adhered to regarding noise levels. Centre Management to ensure that this is documented in the relevant policies and staff training/refresher is performed at regular intervals.	Staff visual and audio monitoring.
Goods delivery other than by staff Waste Collection	Movement between parking areas and kitchens /office	No deliveries will take place outside of the approved operating hours. Deliveries will occur outside peak hours of the approved operating hours. Waste collection will occur outside of the peak child-care centre times (i.e., collection before 7am, between 9am and 2pm, or after 6pm).	Signage to the effect to keep noise down and respect the neighbours. Specified in waste contractor agreement.
Maintenance Staff	All areas including outdoor	Outside maintenance requiring excessive noise not to be carried out before 7am and not on Sunday.	All maintenance activities will take place within the approved operating hours. Maintenance staff are instructed to minimise noise at all times.

Waste Disposal Management

Provision is made so that all waste remains on site for the duration of the day and during times when staff ratios are permitted, staff will remove waste in the designated building waste disposal area. The staff separate waste in the following categories:

- Comingled Recycling - Paper, cardboard, plastics and aluminium tins.
- General Waste

Internal clean of the centre to occur outside of hours of operation but to be completed prior to 8pm. Contract cleaners will be employed to provide this service.

All deliveries to the centre will be made via the childcare centre entry door. No unauthorised person will be permitted to move past reception unless urgent.

Complaints Resolution

Where practical, complaints will be resolved at first contact with the nominated supervisor. The nominated supervisor will ensure the timely management of the complaints and will provide the direct phone number of Centre Manager. All matters of complaint and feedback are managed as per the regulations, and Centre Manager welcome any feedback, as a matter of good business.

Centre Management encourages all complaints from parents/carers in writing to the email address of the centre and by that method we can record the complaint and respond accordingly.

After-hours complaints can be directed to Kamal Arora on 0422 344 289.

All matters regarding children are managed via the current operating policies and procedures of the Centre Operator and grievance regulations and forms as directed from the Department.

Centre Policies and Procedures

The Centre's operations are documented in the Policies and Procedures. All staff must read the Policies and Procedures and confirm in writing that they have done so. The Policies and Procedures are discussed at Staff Meetings and are continually updated and redistributed as they are amended to retain relevance and compliance.