CONDITIONS OF CONSENT
(based on Council's final draft dated 16 March 2007)

1 The development taking place in accordance with the approved development plans reference 2755 drawings –DA _00_001 (Revision B, dated 20/12/2006), –DA _00_011, –DA _00_012, –DA _01_001, –DA _01_011, –DA _02_001, –DA _02_011, –DA _03_001, –DA _03_011, –DA _04_001, –DA _04_011, –DA _05_001, –DA _05_011, –DA _06_001 and –DA _06_011, dated 13/06/2006, except as modified by any conditions of this consent.

Prior to Commencement of Works:

The following conditions must be satisfied prior to the commencement of site works, including any works relating to demolition, excavation or vegetation removal.

Dilapidation

2 The submission to Council of a dilapidation report which documents and provides photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development.

Erosion and Sediment Control

3 The control of soil erosion on the site and the prevention of silt discharge into drainage systems and waterways in accordance with the guideline document 'Managing Urban Stormwater (MUS): Soils and Construction', Landcom 2004.

4 The provision of a single all weather access way incorporating a vehicle shake down device within the property, extending from the kerb and gutter to the building under construction so as to provide appropriate access to the site which will reduce the potential for erosion to occur and for materials to be tracked onto the road by vehicles.

Potentially Contaminated Land

5 The submission to Council of a final Validation Report, prepared by an appropriately qualified consultant, confirming that the site has been remediated in accordance with the requirements of State Environmental Planning Policy No 55 - Remediation of Land subsequent to removal of the in-ground fuel tank.

Roads

6 Separate approval from Council as the Roads Authority must be obtained under Section 138 of the Roads Act 1993 for any works within a Council road reserve. For any such works, design plans must be submitted to and approved by Council prior to the commencement of roadworks.

7 The contribution of 28% of the total cost of the installation of signals at the intersection of Warnervale and Minnesota Roads. This is estimated to be a contribution of $112,000 (of a total of $400,000) and shall be paid to Council prior to the occupation of the development.

Note: Council shall construct the signalised intersection of Warnervale and Minnesota Roads consistent with relevant Council, RTA, and Austroads design requirements and specifications.

8 Prior to occupation of the development the Department of Education and Training shall prepare and implement an interim school pedestrian safety strategy. The strategy is to achieve safe school-related pedestrian movement for all relevant crossings on Warnervale and Minnesota Roads and at the intersection of these roads for such time until the signalised intersection and other pedestrian arrangements have been completed and are operational. This strategy and its implementation shall be at full cost to the Department of Education and Training and be to Council's satisfaction.

9 The construction of the following roadworks:

i. Road pavement construction and sealing, including kerb and gutter and associated stormwater drainage along the development side, and for the full Warnervale and Minnesota Road frontages, of the site.
ii. Provision of sealed road surface on the western side of Minnesota Road for the full extent needed to accommodate a bus turning from the bus bay onto Minnesota Road.
iii. Physical works adequate to ensure the satisfactory discharge of stormwater from the pavement on the eastern side of Minnesota Road, including the bus bay, to the low point on the western side of Minnesota Road. Works must ensure that stormwater does not flow onto the road pavement or adjoining properties.

Design plans, prepared in accordance with Council's Development Control Plan 2005 Chapter No 67 - Engineering Requirements for Development, are to be submitted to and approved by Council as the Roads Authority. Works are to be completed to Council's satisfaction prior to the opening of the school.

10 The construction of a bus bay in the location shown on the approved plan using a rigid pavement construction. The bus bay is to be operational prior to the opening of the school.

11 The construction of traffic management facilities, linemarking and signage in accordance with the Bonacci Sign Post and Linemarking Plan Layout reference 8019_C_00_SK15 Rev 1 dated Nov 06 and the requirements of the Local Traffic Committee. Any changes to these will need to be submitted to and approved by the Local Traffic Committee before the changes occurring.

12 The provision to Council of a plan of management for any works for the development that impact on any public roads and public land for the construction phase of the development. This plan must be prepared by the civil contractor or builder responsible for construction of the development. All works must be conducted in accordance with this plan. The plan is to include a Traffic Management Plan and/or a Work Method Statement for any works or deliveries that impact the normal travel paths of vehicles, pedestrians or cyclists or where any materials are lifted over public areas.

13 The provision of additional civil works at no cost to Council necessary to ensure satisfactory transitions to existing work as a result of work conditioned for the development. Transitions shall be consistent with relevant Austroads provisions and standards.

14 The provision of footpath and gutter crossings in accordance with Council's Development Control Plan 2005 Chapter No 67 - Engineering Requirements for Development. The design plans must be approved by Council as the Roads Authority.

15 The provision of combined concrete cycle/foot paving of minimum 2.5 metre width for the full Warnervale and Minnesota Road frontages of the school site, as shown on the approved plans. Credits are available for the construction of this paving. The footpath design is to include a minimum 100mm concrete path with SL72 reinforcement and is to be constructed on 75mm compacted road base and on compacted subgrade. All other details are to be in accordance with Council's Development Control Plan 2005 Chapter No 67 - Engineering Requirements for Development. The design plans must be approved by Council.

Stormwater

16 Construction of a Stormwater Management System incorporating the following requirements:

i. Compliance with the Bonacci Group Stormwater Plan Layout reference 8019 C _00_020 Revision 05, dated 02-08-2006 (as amended in red) and the requirements of DCP 2005 Chapter 67 – Engineering Requirements for Development.

Note - Amendments in red cover variations to the design of the Bio-Retention Swale system to accommodate special event overflow parking and to provide dissipation of water rather than concentration at the low point of the site.

ii. Provision of water quality treatment devices to collect litter, sediment, oils and suspended solids from the carparking and paved areas within the site.

iii. Provision of a 60,000 litre rainwater storage tank for rainwater harvesting to service landscape irrigation and toilet flushing.

Water and Sewer Services

17 All water and sewer services necessary to service the development must be designed and constructed in accordance with Council's Development Control Plan 2005 Chapter 67 - Engineering Requirements for Development. The design plans for the required services must be approved by Council.

18 The provision of the following water supply and sewer works in conjunction with the servicing of the development. The design plans for these items are to be approved by Council as the Water Supply Authority.

i. The protection/relocation of the existing water mains in Warnervale and Minnesota Roads as a result of the proposal. The design and construction of the protection/relocation of water mains to be in accordance with Council's Engineering Requirements for Developments – Water Supply. Design plans are to be submitted to and approved by Council.

ii. Extension of a 525 mm gravity sewer main across the site and to just outside the southern boundary of the site. Credits are available for the construction of this sewer main. The design and construction of the gravity sewer main are to be in accordance with Council's Engineering Requirements for Developments – Sewerage. Design plans are to be submitted to and approved by Council prior to the commencement of works associated with the gravity sewer main.

A 5 metre wide easement will need to be created over the route of the new

sewer gravity main in favour to Council. There is no requirement for an 88B Instrument to be registered over the land.

Waste Management

19 Compliance with the Waste Management Plan submitted with the application. In addition, the plan is to be modified to indicate the destination for and accurate amounts of recyclable materials.

20 Waste collection is to be restricted to outside peak arrival and departure times to minimise conflict between service vehicles and staff/visitor vehicles.

Other Authorities

21 Compliance with the following Rural Fire Service conditions, as outlined in their Bushfire Safety Authority dated 24 July 2006:

1. The property, measured from the eastern boundary to a distance of 40 metres, shall be maintained as an Inner Protection Area' (IPA) as outlined within Section 4.2.2 in 'Planning for Bushfire Protection 2001'. Construction of additional classrooms in this area is not permitted.
2. The remainder of the property shall be managed as an Inner Protection Area (IPA) as outlined within Section 4.2.2 in 'Planning for Bushfire Protection 2001'.
3. A 1.8 metre high non-combustible radiant heat fence shall be constructed for the full length of the southern and eastern boundaries.
4. The openable section of all windows shall be screened with non corrosive steel mesh to prevent the entry of wind blown embers.
5. A Bush Fire Evacuation Plan is to be submitted to the NSW Rural Fire Service - Development Control Services for approval. The evacuation plan is to detail the following:

    (a) under what circumstances will the complex be evacuated.
    (b) where will all persons be evacuated to.
    (c) roles and responsibilities of persons co-ordinating the evacuation.
    (d) roles and responsibilities of persons remaining with the complex after evacuation.
    (e) a procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.

6. A Bush Fire Management Plan is to be prepared that addresses the following requirements;

    (a) Contact person / department and details.
    (b) Schedule and description of works for the construction of Asset Protection Zones and their continued maintenance.
    (c) Management strategies, proposed schedule and description of works of any remnant bushland within the property boundary.
    (d) Details of access through any gate / fire trail system for remnant bushland areas.

22 Compliance with normal Mine Subsidence Board design requirements. The Mine Subsidence Board should be contacted directly to discuss their normal requirements.

23 Compliance with the following requirements of the RTA, as outlined in their correspondence dated 11 October 2006:

a. There shall be no parent/student drop off up permitted in the bus bay.
b. A 'Wombat crossing (raised marked school pedestrian crossing) shall be provided on Warnervale Road, slightly offset from the school gate. This will be in lieu of the raised threshold near Ebony Drive.
c. A 40 kph school zone shall be provided by the developer at no cost to the RTA. The RTA will advise on appropriate location of signs.
d. Fencing shall be provided around the perimeter of the site with gates at appropriate locations.
e. Shared foot/cycle paths 2.5 metres wide shall be provided on the school frontage on Minnesota Road and Warnervale Road.
f. All work shall be undertaken at full cost to the developer to RTA and Council requirements.

24 Other public authorities may have separate requirements and should be consulted in the following respects:

- Australia Post for the positioning and dimensions of mail boxes in new commercial and residential developments;
- AGL Sydney Limited for any change or alteration to gas line infrastructure;
- Energy Australia for any change or alteration to electricity infrastructure or encroachment within transmission line easements;
- Telstra, Optus or other telecommunication carriers for access to their telecommunications infrastructure.

Site Requirements

25 The provision of a temporary closet on site from the time of commencement of building work to ensure that adequate sanitary provisions are provided and maintained on the building site for use by persons engaged in the building activity. The temporary closet is to be a water closet connected to the sewerage system or approved septic tank or a chemical closet supplied by a licensed contractor.

26 The provision of a metal waste skip (with self-closing lid or secure covering) or lined mesh steel cage(s) on site for the duration of the construction period to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.

27 The provision of a hoarding or safety fence between the work site and the public place in accordance with Work Cover Authority requirements, for the duration of the project.

28 The Principal Contractor is to erect a sign in a prominent position on the site identifying the name, address and telephone number of the Principal Contractor for the work; and stating that unauthorized entry to the site is prohibited. The sign must be maintained for the duration of the construction period and is to be removed when works are complete.

29 Construction work is only to be undertaken in accordance with the provisions of the Environmental Protection Authority's 'Environmental Noise Control Manual-Guidelines for Construction Noise' as identified below:

Monday to Friday 7.00 am to 6.00 pm
Saturday 8.00 am to 1.00 pm.
Work is not to be carried out on Sundays or Public Holidays.

Dust Control

30 Appropriate measures must be employed during demolition, excavation and construction works to prevent the emission of dust and other impurities into the surrounding environment. All such measures are to be co-ordinated with site sedimentation controls to ensure polluted waters do not leave the site.

Ecological

31 The erection and maintenance of a manproof fence along the rear, eastern boundary of the site for the duration of the construction phase to ensure the protection of native vegetation in the adjoining riparian corridor. This fence is to be marked as 'No Access' and all construction workers are to be made aware of the need to keep out of this area.

Prior to Occupation of the Development:

The following conditions must be satisfied prior to occupation of any buildings associated with the development.

Dilapidation

32 Any damage not shown in the Dilapidation Report submitted to Council before site works had commenced will be assumed to have been caused as a result of the site works undertaken and must be rectified at the applicant's expense.

Filling and Haulage

33 The making good to the satisfaction of Council, or payment of the costs incurred by Council in making good, any pavement damage or structural deterioration caused to Council's roads by the use of such roads as haulage routes for materials used in construction or the operation of the approved development.

Landscaping

34 The provision and maintenance of landscaping generally (having consideration for the amended waste storage and collection and staff parking arrangements) in accordance with the Lorna Harrison Landscape Plans reference no. 460 –DA _LD_001 and 460 –DA _LD_002, Revision B, dated 04.09.06 and Council's Policy Number L1 - Landscape for Category 3 development, including the engagement of an approved landscape contractor to construct the landscaping. All landscaping works are to be completed prior to the opening of the school.

35 The replacement of the proposed Port Jackson Fig with a Swamp Mahogany or Forest Red Gum.

Roads

36 The design and construction of the carpark and all accesses in accordance with Australian Standard 2890.1. The access to the carpark and service vehicle manoeuvring area are to be constructed with a rigid pavement.

37 All additional civil works required to ensure satisfactory transitions to existing work as a result of work conditioned for the development works are to be approved by Council.

38 All works within a public road, including kerb and gutter, road construction, gutter crossing works, stormwater drainage and pedestrian/cycle path works, must be approved by Council as the Roads Authority.

39 Required road widening along the full frontage of Warnervale Road is to be dedicated as public road. Details are to be submitted to and approved by Council.

40 The bus bay and associated foot/cycle paths, together with any additional land required to accommodate the signalised intersection are to be dedicated as public road.

41 The restoration of any vehicle accesses rendered redundant by the development, to standard kerb and footpath formation at no cost to Council and in accordance with Council's Development Control Plan 2005 Chapter No 67 – Engineering Requirements for Development or the Department of Housing Construction Specification.

42 The carpark associated with the adjoining child care centre is to be made available for use by parents of children attending the primary school on weekdays between the hours of 2:30pm and 3:30pm.

Plumbing

43 All toilet cisterns, showerheads and aerators on bathroom and kitchen hand basins must be a minimum "AAA" rated to conserve water.

44 All urinals installed in the buildings are to be fitted with flushing devices of either the manual type, the programmed solenoid type, or the demand operated type conforming to Section 9.0 of the National Plumbing Code (AS 3500 1992) and be fitted with devices for out of hours shutdown. Automatic type flushing cisterns are not permitted.

Stormwater

45 The stormwater system with water quality control facilities to treat stormwater runoff from the development must be approved by Council under Section 68 of the Local Government Act.

46 The ongoing management and maintenance of the stormwater drainage system that services the site, including the Bio-Retention Swale. A management plan outlining the required ongoing management, performance and maintenance is to be submitted to and approved by Council.

Water and Sewer Services

47 A Section 307 Certificate of Compliance under the Water Management Act 2000 for water and sewer requirements for the development must be obtained from Wyong Shire Council as the Water Supply Authority. All works for the development must be approved by Council prior to the issue of a Certificate of Compliance and prior to occupation of the development.

Works as Executed

48 Works as Executed plans for all works within Warnervale and Minnesota Roads and stormwater drainage within the site, as identified in Council's Development Control Plan No 67 - Engineering Requirements for Development is to be submitted to and approved by Council. The information is to be submitted in hard copy and in electronic format in accordance with Council's "Cadcheck" requirements.

Weed Removal

49 The removal of Blackberry and Coastal Morning Glory weeds from the site prior to the laying of new turf and/or prior to the use of the free play area.

Ongoing Operation:

The following conditions must be satisfied during use / occupation of the development.

Flooding

50 No buildings or fill are permitted to be constructed or placed below the 1% AEP flood level, which is identified on the approved plan.

51 All fencing below the 1% AEP flood level is to be flood compatible.

SCHEDULE OF CONTRIBUTIONS

(as at 16 March 2007)

Warnervale/Wadalba Roads Prec 7B - Warnervale East	$0.00
Warnervale/Wadalba Water NW DSP	$0.00
Warnervale/Wadalba Area 1 Sewer DSP	$0.00

SCHEDULE OF CREDITS

(as at 16 March 2007)

Warnervale & Minnesota Rd land dedication (widening)	$117,248.15
Bus bay dedication	$3,268.34
Cycleway @ Warnervale Rd m²	$59,299.91
Construction of 525mm sewer gravity main	$87,596.00

ADVISORY INFORMATION

Safety, Security and Crime Prevention

The following recommendations from the NSW Police should be considered in the design and ongoing operation of the school:

- Due to the location of the primary school in a semi-rural/residential area with only the north perimeter facing residential housing, there will be limited opportunities for natural surveillance. It is recommended that optimal perimeter lighting to Australian Standards be installed around all boundaries of the property.
- Leave a limited amount of internal lighting on at night to enable patrolling police, security guards or passing people to monitor activities within the school.

- Diplomat perimeter fencing must be used, ideally black steel fencing 2.1m high.
- Warning signs should be strategically posted around the perimeter of the school, particularly near all entry/exit points to warn intruders of security measures.
- Natural vegetation and landscaping should be kept at level that allows for the school to be exposed to natural surveillance from surrounding houses and passing people. There should be no areas of concealment to give criminals opportunities to commit crimes.
- Windows and frames should be of a solid construction, windows should be fitted with key operated window lock sets to restrict unauthorised access. Glass should be reinforced by applying shatter-resistant film or installing laminated glass.
- Record descriptions, model information and serial numbers of all school property for easy identification. All valuable property should be engraved with a traceable ABN number for identification. Upon return of the property to the leasing company place a neat line through the engraving to show that it is no longer valid. For items that cannot be engraved, it is possible to mark them with a ultra-violet pen. This marking is only visible under a ultra-violet black light.
- A monitored intruder alarm system enhances the security of the school. The system must be designed and installed to the Australian Standard (Domestic and Commercial Alarm Systems). Movement detection devices should be strategically located around the premises. Alarm system controls should be strategically located.
- CCTV cameras should be installed both within and around the school to maximise surveillance opportunities. Digital technology should be used. Ensure that the requirements of the Surveillance and Privacy Act are adhered to.
- Materials used for external areas, amenities and bench seats should be made of materials which are not easily susceptible to accidental damage or vandalism.

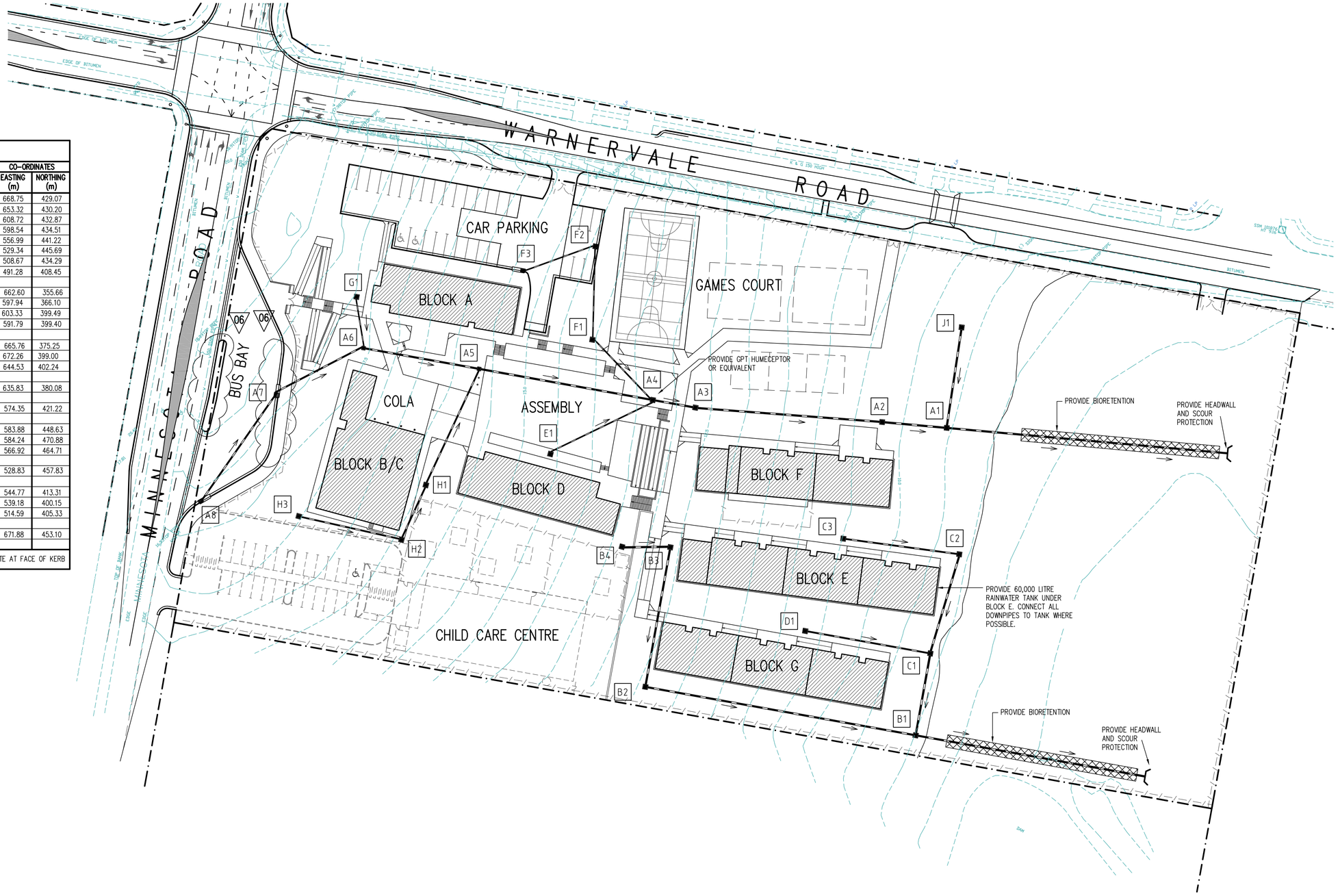
PIT SCHEDULE

PIT No.	PIT TYPE	PIT DIMENSIONS WIDTH (mm)	PIT DIMENSIONS LENGTH (mm)	DIAMETER IN (mm)	DIAMETER OUT (mm)	DEPTH TO INVERT (m)	COVER RL	CO-ORDINATES EASTING (m)	CO-ORDINATES NORTHING (m)
A1	GRATED GULLY	900	900	375	375	0.75	9.40	668.75	429.07
A2	GRATED GULLY	900	900	375	375	1.30	11.60	653.32	430.20
A3	GRATED GULLY	900	900	375	375	1.1	12.30	608.72	432.87
A4	GRATED GULLY	900	900	375	375	1.25	13.80	598.54	434.51
A5	GRATED GULLY	600	600	375	375	1.45	14.50	556.99	441.22
A6	GRATED GULLY	600	600	300	375	1.0	15.30	529.34	445.69
A7	3200mm LONG KERB INLET PIT			300	300	1.80	18.30	508.67	434.29
A8	1800mm LONG KERB INLET PIT			–	300	1.4	18.40	491.28	408.45
B1	GRATED GULLY	900	900	375	375	1.15	9.80	662.60	355.66
B2	GRATED GULLY	900	900	375	375	1.3	11.00	597.94	366.10
B3	GRATED GULLY	900	900	375	375	1.0	11.70	603.33	399.49
B4	GRATED GULLY	600	600	–	375	2.4	14.40	591.79	399.40
C1	GRATED GULLY	900	900	375	375	1.1	10.00	665.76	375.25
C2	GRATED GULLY	900	900	300	375	1.0	10.50	672.26	399.00
C3	GRATED GULLY	900	900	–	300	1.0	11.30	644.53	402.24
D1	GRATED GULLY	900	900	–	300	1.0	10.40	635.83	380.08
E1	GRATED GULLY	900	900	–	225	1.2	14.50	574.35	421.22
F1	GRATED GULLY	900	900	300	300	–	13.045	583.88	448.63
F2	GRATED GULLY	900	900	300	300	–	13.64	584.24	470.88
F3	1800mm LONG KERB INLET PIT			–	300	–	14.95	566.92	464.71
G1	GRATED GULLY	900	900	–	300	1.075	15.875	528.83	457.83
H1	GRATED GULLY	900	900	300	300	1.28	14.70	544.77	413.31
H2	GRATED GULLY	900	900	300	300	1.75	15.40	539.18	400.15
H3	GRATED GULLY	900	900	–	300	1.0	15.20	514.59	405.33
J1	GRATED GULLY	900	900	–	375	0.8	9.70	671.88	453.10

NOTE:- SETOUT POINTS ARE CENTRE OF PIT LID EXCEPT FOR KERB INLET PITS - CENTRE OF GRATE AT FACE OF KERB

STORMWATER PLAN LAYOUT

SCALE 1:500 0m 5m 10m 20m 30m



LEGEND

- BUILDING SLAB OUTLINE
- 30.0 EXISTING SURFACE CONTOUR
- PROPOSED STORMWATER LINE
- PROPOSED STORMWATER PIT

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AMENDMENTS

REV	DATE	AMENDMENT	BY
01	17.08.06	95% DESIGN DOCUMENTS	JF
02	14.11.06	95% DESIGN DOCUMENTS	JF
03	05.12.06	95% DESIGN DOCUMENTS	JF
04	15.12.06	95% DESIGN DOCUMENTS	JF
05	20.12.06	BUS BAY AMENDED, 95% DESIGN DOCUMENTS	JF
06	17.01.07	BUS BAY AMENDED, 95% DESIGN DOCUMENTS	JF

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F 9944 0342

HAMLYN TERRACE PRIMARY SCHOOL
LOT 6 DP 1071685 WARNERVALE RD
HAMLYN TERRACE

STORMWATER PLAN LAYOUT

SCALES (A1 original)	PROJECT NORTH	DATE
1:500		02.08.06
DESIGNED	DRAFTED	VERIFIED
SN	JF	-

DRAWING NUMBER

PROJECT CODE	DISCIPLINE CODE	BUILDING NUMBER	SERIES NUMBER	REVISION
8019	C	_00_	020	06