


Ku-ring-gai Municipal Council
Council Chambers, 818 Pacific Highway, Gordon NSW 2072
Phone: (02) 9424 0888, Fax: (02) 9418 1117
DX 8703 GORDON, TT: (02) 9498 0875



Contact: **Darren Hogan** In reply please quote: **5680/98**

Pymble Ladies College
PO BOX 137
PYMBLE NSW 2073

Dear Sir/Madam

**PREMISES: 20 AVON ROAD, PYMBLE
DEVELOPMENT APPLICATION N^o 5680/98
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979
NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Pursuant to Section 92 of the Environmental Planning & Assessment Act 1979 notice is hereby given by Council as the consent authority, that Development Application N^o 5680/98 for establishment of a preparatory school - comprising of 9 classrooms and associated facilities at premises known as 20 Avon Road, Pymble has been determined by the granting of consent for the abovementioned purpose subject to the following conditions:

1. The development to generally comply in all respects with Development Application No 5680/98 and Development Application plans prepared by PMDL Architecture and Design, dated 1 February 1998, 11 February 1998 and 12 February 1998 and lodged with Council on 13 February 1998 except where amended by the following Conditions of Consent.
2. In order to preserve the amenity of the adjacent residents in Pymble Avenue, a detailed plan is to be submitted to Council and endorsed by all relevant parties for the proposed mounding and landscape screening. This plan and details are to be submitted with the Building Application and approved prior to the release of the Building Application plans.
3. For the purpose of residential amenity **HOURS OF WORK:** Noise generating work carried out in connection with building and construction operation, including deliveries of building materials and equipment, is restricted to the following hours: Mondays to Fridays inclusive: 7.00am to 5.30pm. Saturdays: 8.00am to 12.00 noon. Sundays and Public Holidays: Not Permitted. The use of the following items of plant on the site is also restricted to the abovementioned hours: compressors, bulldozers, power operated woodworking machines, excavators and loaders, jackhammers, Ramset guns, concrete mixers and concrete delivery wagons, hoists, winches, welding and rivetting plant.

194214 DONDVANZ
Council is using recycled paper in the interest of the environment.

Whilst work on Saturdays may be performed until 5.30pm, such work or any associated activities shall not involve the use of any noise generating processes or equipment.

- 3a. For the purpose of residential amenity to the adjoining properties no tradesman or deliveries of materials for the subject development shall enter onto the site before 7.00am Monday to Friday and 8.00am Saturday.
4. For the purpose of preserving the privacy of residents, privacy screens are to be provided on the terraces. Details are to be submitted to Council's satisfaction with the Building Application.
5. In order to maintain the amenity of the locality, the outdoor play areas for after school minding for both the juniors and the preparatory students are to be restricted to the areas indicated on the approved plans. Such details are to be indicated on the Building Application plans.
6. In order to preserve the amenity of the locality, the maximum number of students at Pymble Ladies College shall not exceed 2200 without further approval from Council.
7. For the purpose of maintaining the existing amenity there is to be no additional intensification of use of the area surrounding the flag pole. Junior students are to be allocated a new drop off / pick up area, details of which are to be submitted and approved with the Building Application.
8. A Management Plan addressing all issues of erosion / sedimentation control, dust suppression, etc. shall be submitted to Council's satisfaction with the Building Application.
9. The building shall be erected in compliance with the provisions of the Local Government Act, 1993 and relevant and applicable Ordinances and Codes made thereunder and in compliance with Council's relevant Policies and Codes.
10. For the purpose of health and amenity, evidence, in writing from the Water Board, to be submitted stating that the premises will be connected to the sewer by gravity prior to occupation.
11. Your attention is directed to the operation of the Commonwealth Disability Discrimination Act 1992, which may impose greater obligations on providing access to disabled persons other than compliance with the Building Code of Australia. You are advised to seek advice from the Human Rights and Equal Opportunity Commission (phone (02) 9284 9600) in respect of your application.
12. Toilets, capable of being used by persons confined to wheel chairs and constructed in accordance with the requirements of the Building Code of Australia, Section F2.4, Facilities for People with Disabilities, to be provided within the preparatory school.

13. For the purpose of residential amenity no burning of cleared vegetation or building materials to be carried out on site.
14. For the purpose of residential amenity all machinery or equipment to be soundproofed to reduce the emission of noise, to the satisfaction of Council.
15. For the purpose of health and amenity effective measures to be taken at all times to prevent any nuisance being caused by noise, vibrations, smells, fumes, dust, smoke, waste water products and the like.
16. To preserve and enhance the natural built environment all plumbing pipes, vents, etc. or other pipes, vents, ducts, etc. to be enclosed in a satisfactory manner and not attached to the external faces or walls of the building.
17. The fire safety features of the building and the essential services to be installed therein for the safety of occupants and the prevention of the spread of fire shall comply with the provisions of the Building Code of Australia and the Local Government (Approvals) Regulation 1993. The building plans and specifications to be submitted shall contain all details of all works proposed to comply with those standards.
18. To ensure compliance with relevant standards details of the proposed system of mechanical ventilation to be provided to the preparatory school, designed in accordance with the requirements of the Local Government (Approvals) Regulation 1993 and Australian Standard 1668, Parts 1 and 2, "SAA Mechanical Ventilation and Air Conditioning Code". These details should include:
 - a. Full details of all equipment.
 - b. All duct sizes, capacities and location.
 - c. Register sizes and capacities.
 - d. The method of discharge to the atmosphere.
 - e. Details of soundproofing measures to all equipment.

Note: All noise generating equipment to be soundproofed so that there is no increase in noise level over the background noise level, or introduction of any tonal component when measured at any boundary.
19. Provision of a Stormwater Detention System having a maximum outflow of 23 litres per second and a minimum pondage of 88 cubic metres or to the satisfaction of Council's Director Development Control and Health Services. An overflow is to be provided that will direct any excess flow to the downstream drainage system.

Note 1 If the applicant wishes to vary the storage and outflow volumes, a detailed analysis must be provided following the guidelines set out in Council's requirements for on-site detention with full computations accompanying the submission including a flood routing analysis.

Note 2 All roof and driveway water is to be intercepted and directed to the on-site stormwater detention system. If some areas of driveway are unable to be directed to the detention system an adjustment to the rate of discharge is to be made to attain the required site discharge.

Note 3 If a landscaped surface type detention system is used the storage volume required is to be increased by 20%.

20. Full details of the proposed method of achieving the above requirements for on-site detention and supporting calculations are to be prepared by a Consultant Engineer and submitted to Council for approval **prior** to the release of the building approval.
21. Construction of the on-site detention system is to be supervised and upon completion, certified by the designing engineer with respect to its compliance with:
 - a. The soundness of the structure.
 - b. The adequacy of the outlet control mechanism to achieve the discharge as specified.
 - c. The capacity of the detention storage as specified.
 - d. The size of the orifice or pipe control fitted.
 - e. The maximum depth of storage over the outlet control
 - f. The adequate provision of a debris screen.
 - g. The inclusion of weepholes in the base of the outlet control pit.
 - h. The provision of an emergency overflow path.
22. The provision of a first flush stormwater infiltration system to the satisfaction of the Director Development Control.
23. An analysis of the drainage system from the school to Pymble Avenue to ensure that it is capable of accepting any additional flow, and should the system prove undercapacity the upgrading of this system and any further street drainage as may be necessary.
24. Earthworks shall not commence until a Soil Erosion and Drainage Management Plan is prepared and submitted (BA-site works) to Council and approved by Council's Director Development Control and Health Services. The plan shall comply with Council's guidelines 'Preparing a Soil Erosion & Drainage Management Plan'. Copies of which are available from Council's Development Control and Health Services Department.
25. The developer shall appoint a person responsible for the continued effectiveness of the Soil Erosion and Drainage Management Plan. Such a person must anticipate and implement changing erosion and sediment control requirements as construction progresses. This may involve the removal or addition of sediment controls, establishment of new drainage paths and progressive stabilisation. In addition, regular inspection and maintenance of erosion and sediment control works is required to ensure their continued effective performance. Council's Director Development Control and Health Services shall be advised of the above prior to commencement of the site works.

26. An amended landscape plan for the site shall be submitted to Council and approved by Council's Landscape Architect - Development, prior to the release of building plans. The landscape plan shall comply with the standard detailed in Council's document "Preparing A Landscape Plan". The landscape works shall be completed prior to Council's final inspection.

The following additional information is required on the amended landscape plans:

- a. quantities of plant species;
 - b. amend species that naturally occur on sandstone soils to species that occur naturally in Blue Gum High Forest plant communities for the gully/rainforest planting zone.
27. Tree protection measures shall be included on the site works drawing submitted with the Building Application and approved by Council's Landscape Architect - Development prior to release of the building plans. All tree protection measures shall be implemented prior to commencement of any clearing, demolition or earthworks on site.
- Each tree protection fence shall be constructed of 50mm galvanised pipe posts to 1.8 metres height. The posts shall be spaced at 2.4 metre intervals at a radius consistent with the greatest length of branch spread of each tree from its trunk. The pipe posts shall be linked by chain mesh securely attached. The fences shall be maintained intact until the completion of all work on site.
28. Council's Landscape Architect - Development shall be notified immediately on completion of installation of tree protection measures for a mandatory inspection to be carried out prior to commencement of earthworks.
29. On completion of construction work tree protection measures shall be removed.
30. Any part of the landscape works found faulty, damaged, dying or dead within a period of twelve (12) months from the completion of development works shall be replaced by the applicant or the owner at the time of replacement.
31. The submission of a Building Application pursuant to the requirements of the Local Government (Approvals) Regulation 1993 for the proposed works. Building operations are not to commence until approval of the Application by Council.
31. That the applicant be advised that on the information provided, the proposed building has been determined according to the provisions of the Building Code of Australia, Local Government Act 1993, to be:

Class	9(b)
Rise in Storeys	2
Construction	Brick / Tile

The proposal covered by this consent must be commenced within two (2) years from the date of this Notice of Determination. Should the proposal not be commenced within this period, an application may be made to Council to extend the duration of this consent prior to the expiry date setting out reasons as provided for by Section 99(3) of the Environmental Planning & Assessment Act 1979.

The abovementioned Conditions of Consent have been imposed to control, maintain and protect the environment of the area in accordance with the provisions of the Act.

The date upon which this consent becomes effective, is the date of this notice in accordance with Section 93 of the Act.

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority, a right of appeal to the Land & Environment Court within twelve (12) months after receipt of this notice.

DATED this **EIGHTEENTH** day of **MAY** 1998.

Yours faithfully



I Giendinning
DIRECTOR
DEVELOPMENT CONTROL

at copy signed by dr.

