

# Development Consent

## Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

David Gainsford  
Executive Director  
Infrastructure Assessments

Sydney

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### SCHEDULE 1

<b>Application Number:</b>	SSD-9368
<b>Applicant:</b>	NSW Department of Education
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Lot 1 and 2 DP1244925 Farmland Drive, Schofields
<b>Development:</b>	Staged construction and operation of a new school including four learning hubs containing home bases, a hall with canteen and out of school hours facilities, library and administrative building, and associated works including covered outdoor learning areas, landscaping, drop-off / pick-up facilities, car parking, signage and infrastructure works.

Modification 1 - Modify the definitions and condition A9 of the consent to allow for changes to the construction and operational staging.

Modification 2 - Modify the definitions and conditions of consent to allow for:

- minor design and landscaping amendments.
- changes to school identification signage including to reflect the formal adopted name of the school as 'Galungara Public School'.
- school staff to attend the site to undertake operational readiness work ahead of formal operation of the development as a school with students in attendance.

## DEFINITIONS

<b>Aboriginal object</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Aboriginal place</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Accredited Certifier</b>	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent
<b>Applicant</b>	NSW Department of Education or any other person carrying out any development to which this consent applies
<b>Approved disturbance area</b>	The area identified as such on the development layout
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>CEMP</b>	Construction Environmental Management Plan
<b>Certified Contaminated Land Consultant</b>	A person certified in accordance with the requirements of the Contaminated Land Consultant Certification Policy Version 2 (EPA November 2017) or any subsequent policies as in force from time to time
<b>Certifier</b>	Means a council or accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown Building work
<b>Conditions of this consent</b>	The conditions contained in Schedule 2 of this document
<b>Construction</b>	<p>All physical work to enable operation including (unless specifically excluded by a condition) but not limited to the carrying out of works for the purposes of the development, including the erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> <li>• building and road dilapidation surveys;</li> <li>• investigative drilling or investigative excavation;</li> <li>• Archaeological Salvage;</li> <li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li> <li>• installation of environmental impact mitigation measures, fencing, enabling works; and</li> <li>• minor adjustments to services or utilities.</li> </ul> <p>However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the <i>Biodiversity Conservation Act 2016</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i>) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with EES Group or DPIE Fisheries (in the case of impact upon fish, aquatic invertebrates or marine vegetation)</p>
<b>Council</b>	Blacktown City Council
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning, Industry and Environment
<b>Development</b>	The development described in the EIS and Response to Submissions, including the works and activities comprising the Alex Avenue Public School, as modified by the conditions of this consent

<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
<b>EES Group</b>	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former Office of Environment and Heritage)
<b>EIS</b>	The Environmental Impact Statement titled Environmental Impact Statement Alex Avenue Public School, prepared by Urbis dated March 2019, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2000</i>
<b>EPL</b>	Environment Protection Licence under the POEO Act
<b>Evening</b>	The period from 6pm to 10pm
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage NSW</b>	Heritage, Community Engagement of the Department of Premier and Cabinet
<b>Heritage Item</b>	A place, building, work, relic, archaeological site, tree, moveable object or precinct of heritage significance, that is listed under one or more of the following registers: the State Heritage Register under the Heritage Act 1977 (NSW), a state agency heritage and conservation register under section 170 of the Heritage Act 1977 (NSW), a Local Environmental Plan under the EP&A Act, the World, National or Commonwealth Heritage lists under the Environment Protection and Biodiversity Conservation Act 1999 (Cth), and an “Aboriginal object” or “Aboriginal place” as defined in section 5 of the National Parks and Wildlife Act 1974 (NSW)
<b>Independent Audit Post Approval Requirements</b>	<b>Independent Audit Post Approval Requirements as available on the Departments website</b>
<b>Incident</b>	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: “material harm” is defined in this consent</i>
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Management and mitigation measures</b>	The management and mitigation measures set out in Section 9 of the EIS
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring

<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
<b>Night</b>	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>NSW RFS</b>	New South Wales Rural Fire Service
<b>OEMP</b>	Operational Environmental Management Plan
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction <a href="#">excluding operational readiness work</a>
<a href="#">Operational readiness work</a>	<a href="#">Use of the completed areas of the site by school staff to prepare for the operation of the school</a>
<b>Permanent access and services easement</b>	Registered right of access and easement for services 18 metres wide pursuant to registered dealing AN888805W.
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
<b>Registered Aboriginal Parties</b>	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
<b>Response to submissions</b>	The Applicant’s response to issues raised in submissions prepared by Urbis dated June 2019 received in relation to the application for consent for the development under the EP&A Act
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
<b>Shoulder</b>	The period from 6:30am to 7am on Monday to Friday
<b>Site</b>	The land defined in Schedule 1
<b>Site Auditor</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Report</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Statement</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Stage 1</b>	Construction and operation of the core school facilities, including library, hall, COLAs and basketball courts, and administration and staff facilities, and 19 home bases to cater for up to 600 students as set out in the <del>Supplementary Response to Submissions Report 2 prepared by Urbis submitted in May 2020</del> <a href="#">amended Staging Plan prepared by Richard Crookes Construction submitted with SSD-9368 Modification 1</a>
<b>Stage 2</b>	Construction and operation of the remaining 20 home bases and COLAs and final landscaping works to increase the school capacity up to 1000 students as set out in the <del>Supplementary Response to Submissions Report 2 prepared by Urbis submitted in May 2020</del> <a href="#">amended Staging Plan prepared by Richard Crookes Construction submitted with SSD-9368 Modification 1</a>
<b>Supplementary Response to Submissions 1</b>	The Applicant’s supplementary responses to issues raised in submissions prepared by Urbis received on 29 August 2019 in relation to the application for consent for the development under the EP&A Act

<b>Supplementary Response to Submissions 2</b>	The Applicant's supplementary responses to issues raised in submissions prepared by Urbis received on 29 April 2020 in relation to the application for consent for the development under the EP&A Act
<b>Temporary access and services easement</b>	Registered right of access and easement for services 6 metres wide pursuant to registered dealing AN888804Y.
<b>TfNSW</b>	Transport for New South Wales
<b>TfNSW (RMS)</b>	Transport for New South Wales (Roads and Maritime Services)
<b>VENM</b>	Virgin Excavated Natural Material
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

For Information

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

#### Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions 2;
  - (d) in accordance with the approved plans in the table below:

<b>Architectural drawings prepared by Group GSA</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
AA-AR-1100	5	Proposed Site and Roof Plan	21.02.2020
AA-AR-1160	-	Site Plan – Temporary Car Park	
AA-AR-1105	1	Existing Site Plan	02.08.2019
AA-AR-1110	4	Building Complex Ground Floor Plan	21.02.2020
AA-AR-1111	4	Building Complex First Floor Plan	21.02.2020
AA-AR-1112	4	Building Complex Roof Plan	21.02.2020
AA-AR-2000	1	Floor Plan – GF – Block C – Part 1	02.08.2019
AA-AR-2001	1	Floor Plan – GF – Block A – Part 2	02.08.2019
AA-AR-2002	1	Floor Plan – GF – Block B1 – Part 3	02.08.2019
AA-AR-2003	1	Floor Plan – GF – Block B2 – Part 4	02.08.2019
AA-AR-2004	1	Floor Plan – GF – Block B3 – Part 5	02.08.2019
AA-AR-2005	1	Floor Plan – GF – Block B4 – Part 6	02.08.2019
AA-AR-2011	2	Floor Plan – L1 – Block A – Part 2	29.08.19
AA-AR-2012	2	Floor Plan – L1 – Block B1 – Part 3	29.08.19
AA-AR-2013	2	Floor Plan – L1 – Block B2 – Part 4	29.08.19
AA-AR-2014	1	Floor Plan – L1 – Block B3 – Part 5	02.08.2019
AA-AR-2015	1	Floor Plan – L1 – Block B4 – Part 6	02.08.2019
AA-AR-2020	1	Roof Plan – Block C – Part 1	02.08.2019
AA-AR-2021	1	Roof Plan – Block A – Part 2	02.08.2019
AA-AR-2022	1	Roof Plan – Block B1 – Part 3	02.08.2019
AA-AR-2023	1	Roof Plan – Block B2 – Part 4	02.08.2019
AA-AR-2024	1	Roof Plan – Block B3 – Part 5	02.08.2019
AA-AR-2025	1	Roof Plan – Block B4 – Part 6	02.08.2019
AA-AR-2030	1	Roof Plan – Canopy Main Entry	02.08.2019
AA-AR-2031	1	Roof Plan – COLA A	02.08.2019
AA-AR-2032	1	Roof Plan – COLA B	02.08.2019

AA-AR-2033	1	Roof Plan – Canopy Stair 3 / Covered Walkway	02.08.2019
AA-AR-2034	1	Roof Plan – COLA C	02.08.2019
AA-AR-2035	1	Roof Plan – COLA B4 / Stair 5	02.08.2019
AA-AR-3000	1	Elevations – Block C	07.08.2019
AA-AR-3001	1	Elevations – Block A	07.08.2019
AA-AR-3002	1	Elevations – Block B1	07.08.2019
AA-AR-3003	1	Elevations – Block B2	07.08.2019
AA-AR-3004	1	Elevations – Block B3	07.08.2019
AA-AR-3005	1	Elevations – Block B4	07.08.2019
AA-AR-3100	1	Sections – Block C	02.08.2019
AA-AR-3101	1	Sections – Block A, B1 & B2	02.08.2019
AA-AR-3102	1	Sections – Block B3 & B4	02.08.2019
AA-AR-3150	3	Streetscape Elevation & Site Sections	10.03.2020
<a href="#">AA-AR-1100</a>	<a href="#">8</a>	<a href="#">Proposed Site and Roof Plan</a>	<a href="#">22.10.2020</a>
<a href="#">AA-AR-1101</a>	<a href="#">4</a>	<a href="#">Proposed Site and Roof Plan – Stage 1</a>	<a href="#">22.10.2020</a>
<a href="#">AA-AR-1105</a>	<a href="#">2</a>	<a href="#">Existing Site Plan</a>	<a href="#">09.09.2020</a>
<a href="#">AA-AR-1110</a>	<a href="#">5</a>	<a href="#">Building Complex Ground Floor Plan</a>	<a href="#">30.04.2020</a>
<a href="#">AA-AR-1111</a>	<a href="#">5</a>	<a href="#">Building Complex First Floor Plan</a>	<a href="#">30.04.2020</a>
<a href="#">AA-AR-1112</a>	<a href="#">5</a>	<a href="#">Building Complex Roof Plan</a>	<a href="#">30.04.2020</a>
<a href="#">AA-AR-2000</a>	<a href="#">3</a>	<a href="#">Floor Plan –GF–Block C–Part 1</a>	<a href="#">20.08.2019</a>
<a href="#">AA-AR-2001</a>	<a href="#">3</a>	<a href="#">Floor Plan –GF–Block A–Part 2</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2002</a>	<a href="#">3</a>	<a href="#">Floor Plan –GF–Block B1–Part 3</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2003</a>	<a href="#">4</a>	<a href="#">Floor Plan –GF–Block B2–Part 4</a>	<a href="#">22.10.2020</a>
<a href="#">AA-AR-2004</a>	<a href="#">3</a>	<a href="#">Floor Plan –GF–Block B3–Part 5</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2005</a>	<a href="#">4</a>	<a href="#">Floor Plan –GF–Block B4–Part 6</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2011</a>	<a href="#">3</a>	<a href="#">Floor Plan –L1 –Block A–Part 2</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2012</a>	<a href="#">3</a>	<a href="#">Floor Plan –L1 –Block B1 –Part 3</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2013</a>	<a href="#">5</a>	<a href="#">Floor Plan –L1 –Block B2 –Part 4</a>	<a href="#">22.10.2020</a>
<a href="#">AA-AR-2014</a>	<a href="#">2</a>	<a href="#">Floor Plan –L1 –Block B3 –Part 5</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2015</a>	<a href="#">2</a>	<a href="#">Floor Plan –L1 –Block B4 –Part 6</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2020</a>	<a href="#">2</a>	<a href="#">Roof Plan –Block C–Part 1</a>	<a href="#">14.07.2020</a>
<a href="#">AA-AR-2021</a>	<a href="#">2</a>	<a href="#">Roof Plan –Block A–Part 2</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2022</a>	<a href="#">2</a>	<a href="#">Roof Plan –Block B1 –Part 3</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2023</a>	<a href="#">4</a>	<a href="#">Roof Plan –Block B2 –Part 4</a>	<a href="#">22.10.2020</a>
<a href="#">AA-AR-2024</a>	<a href="#">2</a>	<a href="#">Roof Plan –Block B3 –Part 5</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2025</a>	<a href="#">2</a>	<a href="#">Roof Plan –Block B4 –Part 6</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2030</a>	<a href="#">2</a>	<a href="#">Roof Plan –Canopy Main Entry</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2031</a>	<a href="#">2</a>	<a href="#">Roof Plan –COLA A</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-2032</a>	<a href="#">2</a>	<a href="#">Roof Plan –COLA B</a>	<a href="#">20.08.2020</a>

<a href="#">AA-AR-2033</a>	<a href="#">1</a>	<a href="#">Roof Plan –Canopy Stair 3 /Covered Walkway</a>	<a href="#">02.08.2019</a>
<a href="#">AA-AR-2034</a>	<a href="#">1</a>	<a href="#">Roof Plan – COLA C</a>	<a href="#">02.08.2019</a>
<a href="#">AA-AR-2035</a>	<a href="#">1</a>	<a href="#">Roof Plan – COLA B4 / Stair 5</a>	<a href="#">02.08.2019</a>
<a href="#">AA-AR-3000</a>	<a href="#">3</a>	<a href="#">Elevations – Block C</a>	<a href="#">22.09.2020</a>
<a href="#">AA-AR-3001</a>	<a href="#">2</a>	<a href="#">Elevations – Block A</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-3002</a>	<a href="#">3</a>	<a href="#">Elevations – Block B1</a>	<a href="#">22.09.2020</a>
<a href="#">AA-AR-3003</a>	<a href="#">4</a>	<a href="#">Elevations – Block B2</a>	<a href="#">22.10.2020</a>
<a href="#">AA-AR-3004</a>	<a href="#">2</a>	<a href="#">Elevations – Block B3</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-3005</a>	<a href="#">2</a>	<a href="#">Elevations – Block B4</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-3100</a>	<a href="#">2</a>	<a href="#">Sections – Block C</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-3101</a>	<a href="#">2</a>	<a href="#">Sections – Block A, B1 &amp; B2</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-3102</a>	<a href="#">2</a>	<a href="#">Sections – Block B3 &amp; B4</a>	<a href="#">20.08.2020</a>
<a href="#">AA-AR-3150</a>	<a href="#">3</a>	<a href="#">Streetscape Elevation &amp; Site Sections</a>	<a href="#">10.03.2020</a>
<b>Landscape Plans prepared by Group GSA</b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
L-0001	H	Landscape Schedule [01] Hardscape	20/12/2019
L-0002	H	Landscape Schedule [02] Furniture	20/12/2019
L-0003	H	Landscape Schedule [03] Playground Equipment	20/12/2019
L-2001	K	General Arrangement Plan [01]	19/02/2020
L-2001	B	General Arrangement Plan – Temporary Carpark	27/04/2020
L-2002	K	General Arrangement Plan [02]	20/12/2019
L-2003	J	General Arrangement Plan [03]	20/12/2019
L-2200	K	Fence and Gate Plan	19/02/2020
L-3001	F	Levels + Grading [01]	19/02/2020
L-3002	F	Levels + Grading [02]	19/02/2020
L-3003	F	Levels + Grading [03]	19/02/2020
L-5000	F	Planting Schedule	19/02/2020
L-5001	F	Planting Plan [01]	19/02/2020
L-5002	E	Planting Plan [02]	20/12/2019
L-5003	E	Planting Plan	20/12/2019
L5100	G	Irrigation Area	20/12/2019
L-6001	B	Landscape Sections	20/12/2019
L-6002	A	Landscape Sections	20/12/2019
L-6003	A	Landscape Sections	20/12/2019
L-6004	A	Landscape Sections	20/12/2019
L-7000	D	Landscape Details Softworks and Paving	12/07/2019
L-7001	E	Landscape Details Paving and Edging	20/12/2019

L-7002	F	Landscape Details Mechanical Plant Screen	20/12/2019
L-7003	D	Landscape Details Stairs and Play Equipment	12/07/2019
L-7004	C	Landscape Details Furniture	12/07/2019
L-7005	D	Landscape Details Furniture and Play Equipment	20/12/2019
L-7006	B	Landscape Details Play Equipment and Ramp	20/12/2019
L-7007	B	Landscape Details Zoom Details	20/12/2019
L-7008	B	Landscape Details Zoom Details	20/12/2019
L-7009	B	Landscape Details Zoom Details	20/12/2019
L-7010	B	Landscape Details Zoom Details	20/12/2019
L-7011	A	Landscape Details Deck and Balustrade	12/07/2019
L-7012	C	Landscape Details Timber Deck Layout and Mech Plant Set-Out	20/12/2019
L-7013	B	Landscape Details Timber Deck Layout	20/12/2019
L-7014	A	Landscape Details Mech Plant Set-Out	20/12/2019
<a href="#">L-0001</a>	<a href="#">J</a>	<a href="#">Landscape Schedule [01] Hardscape</a>	<a href="#">20.08.2020</a>
<a href="#">L-0002</a>	<a href="#">L</a>	<a href="#">Landscape Schedule [02] Furniture</a>	<a href="#">03.09.2020</a>
<a href="#">L-0003</a>	<a href="#">J</a>	<a href="#">Landscape Schedule [03] Playground Equipment</a>	<a href="#">20.08.2020</a>
<a href="#">L-2001</a>	<a href="#">R</a>	<a href="#">General Arrangement Plan [01]</a>	<a href="#">02.11.2020</a>
<a href="#">L-2001</a>	<a href="#">C</a>	<a href="#">General Arrangement Plan – Temporary Carpark</a>	<a href="#">27.08.2020</a>
<a href="#">L-2002</a>	<a href="#">R</a>	<a href="#">General Arrangement Plan [02]</a>	<a href="#">02.11.2020</a>
<a href="#">L-2003</a>	<a href="#">O</a>	<a href="#">General Arrangement Plan [03]</a>	<a href="#">02.11.2020</a>
<a href="#">L-2200</a>	<a href="#">O</a>	<a href="#">Fence and Gate Plan</a>	<a href="#">02.11.2020</a>
<a href="#">L-3001</a>	<a href="#">J</a>	<a href="#">Levels + Grading [01]</a>	<a href="#">02.11.2020</a>
<a href="#">L-3002</a>	<a href="#">J</a>	<a href="#">Levels + Grading [02]</a>	<a href="#">02.11.2020</a>
<a href="#">L-3003</a>	<a href="#">H</a>	<a href="#">Levels + Grading [03]</a>	<a href="#">02.11.2020</a>
<a href="#">L-4001</a>	<a href="#">E</a>	<a href="#">Set Out Plan</a>	<a href="#">02.11.2020</a>
<a href="#">L-4002</a>	<a href="#">F</a>	<a href="#">Set Out Plan</a>	<a href="#">02.11.2020</a>
<a href="#">L-4003</a>	<a href="#">D</a>	<a href="#">Set Out Plan</a>	<a href="#">02.11.2020</a>
<a href="#">L-5000</a>	<a href="#">J</a>	<a href="#">Planting Schedule</a>	<a href="#">02.11.2020</a>
<a href="#">L-5001</a>	<a href="#">I</a>	<a href="#">Planting Plan [01]</a>	<a href="#">02.11.2020</a>
<a href="#">L-5002</a>	<a href="#">I</a>	<a href="#">Planting Plan [02]</a>	<a href="#">02.11.2020</a>
<a href="#">L-5003</a>	<a href="#">G</a>	<a href="#">Planting Plan</a>	<a href="#">02.11.2020</a>
<a href="#">L5100</a>	<a href="#">F</a>	<a href="#">Irrigation Area</a>	<a href="#">02.11.2020</a>
<a href="#">L-6001</a>	<a href="#">C</a>	<a href="#">Landscape Sections</a>	<a href="#">20.08.2020</a>
<a href="#">L-6002</a>	<a href="#">B</a>	<a href="#">Landscape Sections</a>	<a href="#">20.08.2020</a>
<a href="#">L-6003</a>	<a href="#">C</a>	<a href="#">Landscape Sections</a>	<a href="#">20.08.2020</a>

<a href="#">L-7000</a>	<a href="#">E</a>	<a href="#">Landscape Details Softworks and Paving</a>	<a href="#">20.08.2020</a>
<a href="#">L-7001</a>	<a href="#">G</a>	<a href="#">Landscape Details Paving and Edging</a>	<a href="#">20.08.2020</a>
<a href="#">L-7002</a>	<a href="#">G</a>	<a href="#">Landscape Details Mechanical Plant Screen</a>	<a href="#">20.08.2020</a>
<a href="#">L-7003</a>	<a href="#">F</a>	<a href="#">Landscape Details Stairs and Play Equipment</a>	<a href="#">20.08.2020</a>
<a href="#">L-7004</a>	<a href="#">D</a>	<a href="#">Landscape Details Furniture</a>	<a href="#">20.08.2020</a>
<a href="#">L-7005</a>	<a href="#">E</a>	<a href="#">Landscape Details Furniture and Play Equipment</a>	<a href="#">20.08.2020</a>
<a href="#">L-7006</a>	<a href="#">C</a>	<a href="#">Landscape Details Play Equipment and Ramp</a>	<a href="#">20.08.2020</a>
<a href="#">L-7007</a>	<a href="#">C</a>	<a href="#">Landscape Details Zoom Details</a>	<a href="#">20.08.2020</a>
<a href="#">L-7008</a>	<a href="#">C</a>	<a href="#">Landscape Details Zoom Details</a>	<a href="#">20.08.2020</a>
<a href="#">L-7009</a>	<a href="#">C</a>	<a href="#">Landscape Details Zoom Details</a>	<a href="#">20.08.2020</a>
<a href="#">L-7010</a>	<a href="#">C</a>	<a href="#">Landscape Details Zoom Details</a>	<a href="#">20.08.2020</a>
<a href="#">L-7011</a>	<a href="#">B</a>	<a href="#">Landscape Details Deck and Balustrade</a>	<a href="#">20.08.2020</a>
<a href="#">L-7012</a>	<a href="#">F</a>	<a href="#">Landscape Details Timber Deck Layout and Mech Plant Set-Out</a>	<a href="#">21.10.2020</a>
<a href="#">L-7013</a>	<a href="#">E</a>	<a href="#">Landscape Details Timber Deck Layout</a>	<a href="#">15.09.2020</a>
<a href="#">L-7014</a>	<a href="#">D</a>	<a href="#">Landscape Details Mech Plant Set-Out</a>	<a href="#">20.08.2020</a>
<a href="#">L-7015</a>	<a href="#">B</a>	<a href="#">Landscape Details – Bin Storage</a>	<a href="#">20.08.2020</a>

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;
  - any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and
  - the implementation of any actions or measures contained in any such document referred to in (a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### **Limits of Consent**

- A5. This consent lapses five years after the date of consent unless work is physically commenced.

#### **Prescribed Conditions**

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

#### **Planning Secretary as Moderator**

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either

party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

### **Evidence of Consultation**

- A8. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

### **Staging**

- A9. The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the Supplementary Response to Submissions 2 [and as amended by any subsequent Section 4.55 modification application.](#)
- A10. Staging of the proposed development may be varied in accordance with a Staging Report (for either or both construction and operation as the case may be) submitted to and approved by the Planning Secretary.
- A11. Any Staging Report prepared in accordance with condition A10 must:
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
  - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
  - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
  - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A12. Where a Staging Report is approved by the Planning Secretary, the project must be staged in accordance with the approved Staging Report.
- A13. Where a Staging Report is approved by the Planning Secretary, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the Staging Report must be complied with at the relevant time for that stage.

### **Staging, Combining and Updating Strategies, Plans or Programs**

- A14. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);
  - (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and
  - (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management

plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

- A15. Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.
- A16. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A17. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

### **Structural Adequacy**

- A18. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

*Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

### **External Walls and Cladding**

- A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

### **Design and Construction for Bush Fire**

- A20. Construction of proposed Buildings A, B1 and B2 must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.
- A21. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.

### **Applicability of Guidelines**

- A22. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A23. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

### **Monitoring and Environmental Audits**

- A24. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

**Note:** *For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

### **Access to Information**

- A25. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
  - (i) the documents referred to in condition A2 of this consent;
  - (ii) all current statutory approvals for the development;
  - (iii) all approved strategies, plans and programs required under the conditions of this consent;
  - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
  - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
  - (vi) a summary of the current stage and progress of the development;
  - (vii) contact details to enquire about the development or to make a complaint;
  - (viii) a complaints register, updated monthly;
  - (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
  - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

### **Compliance**

A26. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

### **Incident Notification, Reporting and Response**

A27. The Planning Secretary must be notified in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.

A28. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1**.

### **Non-Compliance Notification**

A29. The Planning Secretary must be notified in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after they identify any non-compliance.

A30. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

A31. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### **Revision of Strategies, Plans and Programs**

A32. Within three months of:

- (a) the submission of a compliance report under condition B28;
- (b) the submission of an incident report under condition A27;
- (c) the submission of an Independent Audit under condition C31 or C32; or
- (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.

- A33. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and Certifier. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifier for information within six weeks of the review.

**Note:** *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*

## **PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION**

### **External materials and finishes**

- B1. Prior to the commencement of construction of Stage 1, a schedule of materials and finishes of the proposed Stage 1 and Stage 2 buildings must be submitted to the Certifier. The materials and finishes must reflect the appearance of the buildings shown in the renders included in Appendix B of the Response to Submissions.

### **Road Safety Evaluation**

- B2. Following the dedication of Pelican Road and the extension of Farmland Drive to Council, a Road Safety Evaluation must be conducted on all relevant sections of the local road network surrounding the site to be utilised for bus and private vehicle drop-off / pick-up in accordance with the Guidelines for Road Safety Audit Practices (NSW Centre for Road Safety, 2011) and Austroads Guide to Road Safety Part 6: Road Safety Audit. The Road Safety Evaluation must be submitted to the Certifier, Council and the Planning Secretary.

### **Notification of Commencement**

- B3. The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.
- B4. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### **Certified Drawings**

- B5. Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with the relevant elements of this development consent.

### **External Walls and Cladding**

- B6. Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

### **Protection of Public Infrastructure**

- B7. Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must:
- consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
  - prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
  - submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.

### **Pre-Construction Dilapidation Report**

- B8. Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.

### **Unexpected Contamination Procedure**

- B9. Prior to the commencement of construction of Stage 1, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the

disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.

### **Community Communication Strategy**

B10. No later than 48 hours before the commencement of construction of Stage 1 and Stage 2, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
- (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
- (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
- (d) set out procedures and mechanisms:
  - (i) through which the community can discuss or provide feedback to the Applicant;
  - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
  - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.

### **Ecologically Sustainable Development**

B11. Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:

- (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or
- (b) seeking approval from the Planning Secretary for an alternative certification process.

### **Outdoor Lighting**

B12. Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.

### **Environmental Management Plan Requirements**

B13. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

- (a) detailed baseline data;
- (b) details of:
  - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
  - (ii) any relevant limits or performance measures and criteria; and
  - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
- (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
- (d) a program to monitor and report on the:
  - (i) impacts and environmental performance of the development;

- (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
- (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
- (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
- (g) a protocol for managing and reporting any:
  - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
  - (ii) complaint;
  - (iii) failure to comply with statutory requirements; and
- (h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.

**Note:** The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans

### **Construction Environmental Management Plan**

B14. Prior to the commencement of construction of Stage 1 and Stage 2, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:

- (a) Details of:
  - (i) hours of work;
  - (ii) 24-hour contact details of site manager;
  - (iii) management of dust and odour to protect the amenity of the neighbourhood;
  - (iv) stormwater control and discharge;
  - (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
  - (vi) groundwater management plan including measures to prevent groundwater contamination;
  - (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
  - (viii) community consultation and complaints handling;
- (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);
- (c) Construction Noise and Vibration Management Sub-Plan (see condition B17);
- (d) Construction Waste Management Sub-Plan (see condition B18);
- (e) Construction Soil and Water Management Sub-Plan (see condition B19);
- (f) an unexpected finds protocol for contamination and associated communications procedure;
- (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site;
- (i) procedures to ensure that the proposed works do not result in a change of contamination risk for the site; and
- (j) recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019.

B15. The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.

- B16. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council and TfNSW;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;
  - (d) detail heavy vehicle routes, access and parking arrangements;
  - (e) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified routes;
  - (f) include a program to monitor the effectiveness of these measures; and
  - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B17. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced noise expert;
  - (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
  - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
  - (d) include strategies that have been developed with the community for managing high noise generating works;
  - (e) describe the community consultation undertaken to develop the strategies in condition B17(d);
  - (f) include a complaints management system that would be implemented for the duration of the construction; and
  - (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition B13(d).
- B18. The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:
- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and
  - (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.
- B19. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert, in consultation with Council;
  - (b) describe all erosion and sediment controls to be implemented during construction;
  - (c) 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);
  - (d) detail all off-Site flows from the Site; and

- (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, and 1 in 5-year ARI.

### **Construction Parking**

B20. Prior to the commencement of construction, a Construction Worker Transportation Strategy must be submitted to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers which minimise demand for parking in nearby public and residential streets or public parking facilities.

### **Stormwater Management**

B21. Prior to the commencement of construction (excluding earthworks/remediation/site establishment works), the Applicant must submit details of the proposed stormwater management system to support the development to the satisfaction of Council and the Planning Secretary. The stormwater management system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be generally in accordance with the conceptual design in the Supplementary Response to Submissions 2 and Appendix B of the document titled 'Review of Environmental Factors Stormwater and Drainage Services' dated 15 April 2020;
- (c) discharge into Council's nominated discharge point (Drainage Reserve 886) immediately to the south of Lot 1/1209060;
- (d) incorporate appropriate on site detention and water quality measures;
- (e) be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook Draft June 2013; and
- (f) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

### **Landscaping**

B22. Prior to the installation of landscaping, the Applicant must submit evidence to the Certifier, including amended landscape plans if necessary, that the landscape plans:

- (a) include planting along the Farmland Drive frontage that matches the landscaping depicted in the renders included in Appendix A of Supplementary Response to Submissions 1;
- (b) comply with Endeavour Energy's requirements for planting in close proximity to the proposed electrical substation;
- (c) provide for the planting of at least 55 trees, including 25 trees of intermediate mature height of up to 12 metres and 30 larger trees with a mature height of between 15 metres and 25 metres;
- (d) detail the location, species, maturity and height at maturity of plants to be planted on-site;
- (e) include species (trees, shrubs and groundcovers) indigenous to the local area; and
- (f) comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

### **Operational Waste Storage and Processing**

B23. Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:

- (a) is constructed using solid non-combustible materials;
- (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;

- (c) includes a hot and cold water supply with a hose through a centralised mixing valve;
- (d) is naturally ventilated or an air handling exhaust system must be in place; and
- (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.

### **Rainwater Harvesting**

B24. Within three months of the commencement of construction of Stage 1, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. The rainwater tank is to achieve a minimum of 80% non-potable reuse using MUSIC in accordance with Part J of Council's DCP Part J and contain flow meters to measure the non-potable use and % reuse.

### **Construction Car Parking and Access Arrangements**

- B25. Prior to the commencement of construction of Stage 1 and Stage 2, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:
- (a) all vehicles must be able to enter and leave the Site in a forward direction;
  - (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and
  - (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.

### **Operational Car Parking and Access Arrangements**

- B26. Prior to the commencement of construction of Stage 1, evidence of compliance of the final design of operational parking and access arrangements with the following requirements must be submitted to the satisfaction of Council and the Planning Secretary:
- (a) the proposed access/egress locations and driveway configuration comply with Section 3.2.3 of AS2890.1; and
  - (b) the proposed special needs drop-off and accessible parking area is restricted to west bound one way traffic only.

### **Public Domain Works**

B27. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.

### **Compliance Reporting**

- B28. No later than 48 hours before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.
- B29. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.
- B30. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

## PART C DURING CONSTRUCTION

### Site Notice

- C1. A site notice(s):
- (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;
  - (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;
  - (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
  - (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
  - (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

### Operation of Plant and Equipment

- C2. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

### Construction Hours

- C3. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:

- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
- (b) between 8am and 1pm, Saturdays.

No work may be carried out on Sundays or public holidays.

- C4. Construction activities may be undertaken outside of the hours in condition C3 if required:

- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
- (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
- (c) where the works are inaudible at the nearest sensitive receivers; or
- (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.

- C5. Notification of such construction activities as referenced in Condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

- C6. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:

- (a) 9am to 12pm, Monday to Friday;
- (b) 2pm to 5pm Monday to Friday; and
- (c) 9am to 12pm, Saturday.

### Implementation of Management Plans

- C7. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).

### Construction Traffic

- C8. All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.

## Hoarding Requirements

- C9. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and
  - (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.

## No Obstruction of Public Way

- C10. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

## Access and Services to Lot 4 DP1244925

- C11. Construction of Stage 1 must be managed so as not impinge upon the temporary access and services easement located along the eastern boundary of the site so as to comply with the terms of the easement and any other legal agreements entered into with the owner of Lot 4 DP1244925.

## Construction Noise Limits

- C12. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.
- C13. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding outside of the construction hours of work outlined under condition C3.
- C14. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.

## Vibration Criteria

- C15. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
  - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- C16. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.
- C17. The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.

## Tree Protection

- C18. For the duration of the construction works:
- (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
  - (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;

- (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment Report (Rev. 01) prepared by Paul Shearer Consulting dated 12 February 2019; and
- (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.

### **Air Quality**

- C19. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- C20. During construction, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and
  - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### **Erosion and Sediment Control**

- C21. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4<sup>th</sup> edition, Landcom, 2004) commonly referred to as the 'Blue Book'.

### **Imported Soil**

- C22. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
  - (b) keep accurate records of the volume and type of fill to be used; and
  - (c) make these records available to the Certifier upon request.

### **Disposal of Seepage and Stormwater**

- C23. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.

### **Unexpected Finds Protocol - Aboriginal Heritage**

- C24. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.

### **Unexpected Finds Protocol – Historic Heritage**

- C25. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.

### **Waste Storage and Processing**

- C26. All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.
- C27. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- C28. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.

### **Outdoor Lighting**

- C29. The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.

### **Independent Environmental Audit**

- C30. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.
- C31. Table 1 of the Independent Audit Post Approval Requirements is amended so that the frequency of audits required in the construction phase is:
- (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction under this development approval; and
  - (b) a subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.
- C32. In all other respects Table 1 of the Independent Audit Post Approval Requirements remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.
- C33. Independent Audits of the development must be carried out in accordance with the Independent Audit Post Approval Requirements.
- C34. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must:
- (a) review and respond to each Independent Audit Report prepared under condition C31 of this consent, or condition C32 where notice is given;
  - (b) submit the response to the Planning Secretary; and
  - (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
- C35. Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.
- C36. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

## Operational Readiness Work

### C37. Operational readiness work must not commence on site until the following details have been submitted to the Certifier:

- (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access);
- (b) the maximum number of staff to be involved in operational readiness work on site at any one time;
- (c) arrangements to ensure the safety of school staff on the site, including how:
  - (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;
  - (ii) pedestrian access to an within the site will be managed to ensure no conflict with construction vehicle movements; and
- (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on

### C38. Operational readiness work must only be undertaken in accordance with the details submitted under condition C37 and the following requirements:

- (a) no more than 15 staff are involved in operational readiness work on site at any one time;
- (b) no students or parents permitted on the site; and
- (c) the Applicant has implemented appropriate arrangement to ensure the safety of school staff on the site.

## PART D PRIOR TO COMMENCEMENT OF OPERATION

### Notification of Occupation

- D1. At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### External Walls and Cladding

- D2. Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- D3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

### Post-construction Dilapidation Report

- D4. Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:
- (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;
  - (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:
    - (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
    - (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.
  - (c) to be forwarded to Council.

### Protection of Public Infrastructure

- D5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

*Note: This condition does not apply to any damage to roads caused as a result of general road usage.*

### Protection of Property

- D6. Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.

### Utilities and Services

- D7. Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

### Works as Executed Plans

- D8. Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.

## Roadworks and Access

- D9. Prior to the commencement of operation of Stage 1, evidence must be submitted to the Planning Secretary that Pelican Road and the extension to Farmland Drive have been constructed and registered as public roads to the satisfaction of Council.
- D10. Prior to the commencement of operation of Stage 1, evidence must be submitted to the Planning Secretary that a footpath has been constructed along the southern side of Farmland Drive and eastern side of Pelican Drive for the length of the frontages of the site to the satisfaction of Council.

## Access and Services to Lot 4 DP1244925

- D11. Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the satisfaction of the Planning Secretary that the temporary access and services easement has been extinguished in accordance with the terms of the easement and any legal agreement entered into between the parties which are subject to the easement.
- D12. The design and construction of a road within the permanent access and services easement shall be undertaken to the satisfaction of Council in accordance with the terms of the easement and any legal agreement entered into between the parties subject to the easement.

## Temporary bus turning area

- D13. Prior to the commencement of operation of Stage 1, the Applicant must provide sufficient evidence to the Certifier that demonstrates that the construction of Pelican Drive allows for safe manoeuvring of buses to service the school.

## School Zones

- D14. Prior to the commencement of operation of Stage 1, all required School Zone signage, speed management signage and associated pavement markings along the adjoining public roads that have been dedicated to Council must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS). In the event that the relevant approvals have not been obtained for Pelican Road and the extension of Farmland Drive prior to operation of Stage 1, School Zone signage for Pelican Road and the extension of Farmland Drive must be approved and implemented as soon as possible.

*Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.*

- D15. The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.

## Car Parking Arrangements

- D16. Prior to the commencement of operation of Stage 1, evidence must be submitted to the Certifier that demonstrates that either:
- 80 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the school during school hours. Where the parking and drop-off / pick-up spaces have been provided off site, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking; or
  - 32 temporary car parking spaces and five drop-off / pick-up spaces have been provided on site as set out in the Supplementary Response to Submissions 2 and in accordance with relevant Australian Standards.
- D17. In the event that a temporary car park is provided in accordance with condition D16(b), the temporary car park must be removed and permanent site landscaping treatment implemented as set out in the approved plans listed in condition A2(d) within three months of alternative permanent offsite car parking arrangements being implemented, or other timeframe agreed in writing by the Planning Secretary.
- D18. Prior to the commencement of operation of Stage 2, if not already provided in accordance with condition D16(a), evidence must be submitted to the Certifier that demonstrates that 80 car parking spaces and five drop-off / pick-up spaces have been made available for the use of the

school during school hours. Where the parking and drop-off / pick-up spaces have been provided in an off site shared use facility, details of any shared use agreements entered into with the owner of land on which the parking is located must be provided that sets out appropriate arrangements for the ongoing shared use and management of the parking.

### **Road Damage**

D19. Prior to the commencement of operation Stage 1 and Stage 2, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.

### **Green Travel Plan**

D20. Prior to the commencement of operation of Stage 1 and Stage 2, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:

- (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;
- (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
- (c) include specific tools and actions to help achieve the objectives and mode share targets;
- (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;
- (e) include arrangements for the implementation of a walking school bus as proposed in the Green Travel Plan included in the Supplementary Response to Submissions 2. The route(s) for the walking school bus must be determined in consideration of the available pedestrian infrastructure as identified in a pedestrian infrastructure conditions assessment undertaken in support of the GTP;
- (f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; include an annual review of demand for bicycle parking on the site which includes recommendations for the provision of additional bicycle parking on site where demand has been found to exceed the existing capacity on site; and
- (g) be updated to meet the requirements of Stage 2.

### **Operational Transport and Access Management Plan (OTAMP)**

D21. Prior to the commencement of operation of Stage 1, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and be submitted to the Certifier and a copy provided to the Planning Secretary. The OTAMP must address the following:

- (a) detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;
- (b) the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);
- (c) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;
- (d) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities, including staff management/traffic controller arrangements;

- (e) delivery and services vehicle and bus access and management arrangements;
- (f) management of approved access arrangements;
- (g) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up parking;
- (h) car parking arrangements and management associated with the proposed use of school facilities by community members; and
- (i) a monitoring and review program, including the review of the performance of the drop-off and pick-up area within 12 months of operation and identification of additional measures where required to improve the performance of the drop-off and pick-up parking and mitigate impacts on the local road network.

### **Mechanical Ventilation**

- D22. Prior to commencement of operation of Stage 1 and Stage 2, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:
- (a) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
  - (b) any dispensation granted by Fire and Rescue NSW.

### **Operational Noise – Design of Mechanical Plant and Equipment**

- D23. Prior to the commencement of operation of Stage 1, the Applicant must submit evidence to the Certifier that a comprehensive detailed assessment of noise impacts of proposed mechanical plant and equipment on surrounding noise receivers has been prepared as set out in the Alex Avenue Public School Environmental Noise and Vibration Assessment (Revision 3) prepared by Acoustic Logic included in Appendix C of Supplementary Response to Submissions 1 and that the recommended mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in condition E7.

### **Fire Safety Certification**

- D24. Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

### **Structural Inspection Certificate**

- D25. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
- (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and
  - (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.

### **Compliance with Food Code**

- D26. Prior to the commencement of operation of Stage 1, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises* and provide evidence of receipt of the certificate to the Certifier.
- D27. Prior to the commencement of operation of Stage 1, evidence must be provided to the Planning Secretary that the school canteen has been registered with Council as a food business.

## Stormwater Quality Management Plan

- D28. Prior to the commencement of operation of Stage 1, an Operation and Maintenance Plan (OMP) is to be submitted to the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
  - (b) record and reporting details;
  - (c) relevant contact information; and
  - (d) Work Health and Safety requirements.

## Rainwater Harvesting

- D29. Prior to the commencement of operation of Stage 1 and Stage 2, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.

## Warm Water Systems and Cooling Systems

- D30. The installation of warm water systems and water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of *AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance* and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

## Outdoor Lighting

- D31. Prior to the commencement of operation of Stage 1 and Stage 2, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
  - (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

## Signage

- D32. Prior to the commencement of operation of Stage 1 and Stage 2, way-finding signage and signage identifying the location of staff car parking must be installed.
- D33. Prior to the commencement of operation of Stage 1 and Stage 2, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.
- D34. Prior to the commencement of operation of Stage 1 and Stage 2, 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site.

## Operational Waste Management Plan

- D35. Prior to the commencement of operation of Stage 1, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:
- (a) detail the type and quantity of waste to be generated during operation of the development;
  - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
  - (c) detail the materials to be reused or recycled, either on or off site; and
  - (d) include the Management and Mitigation Measures included in Section 9 of the EIS.

## Landscaping

- D36. Prior to the commencement of operation of Stage 1 and Stage 2, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must:
- describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping in accordance with the landscape plan approved under condition B22; and
  - be consistent with the Applicant's Management and Mitigation Measures at Section 9 of the EIS;
- D37. The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.

## Street Tree Planting

- D38. Prior to the commencement of operation of Stage 1, the Applicant must undertake street tree planting along the Farmland Drive and Pelican Road frontages of the site. Species and spacing of trees are to be determined in consultation with Council.

## Asset Protection Zones

- D39. Prior to the commencement of operation of Stage 1, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the *Planning for Bush Fire Protection 2006* and the NSW RFS document Standards for asset protection zones.

## Evacuation and Emergency Planning

- D40. Prior to the commencement of operation of Stage 1, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with *Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* December 2014.

## Aboriginal Cultural Heritage

- D41. Prior to the commencement of operation of Stage 1, evidence must be submitted to the Certifier that the recommendations set out in Section 7 of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 13 March 2019 have been implemented.

## Artwork on School Hall

- D42. Prior to the commencement of operation of Stage 1, an elevation must be submitted to the Certifier showing the location and dimensions of an artwork to be installed on the northern elevation of the school hall facing Farmland Drive. This must be of a scale and elevated location that assists in breaking-up the visual mass of the building and provides additional visual interest.

## Bicycle Parking and End-of-Trip Facilities

- D43. Prior to the commencement of operation of Stage 1, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:
- the provision of a minimum 56 bicycle parking spaces;
  - the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 *Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
  - the provision of end-of-trip facilities for staff;
  - appropriate pedestrian and cyclist advisory signs are to be provided; and
  - all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

## Site Audit Report and Site Audit Statement

- D44. Prior to commencement of operation of Stage 1, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use. The Site Audit Report and Site Audit Statement must be provided for the information of the Planning Secretary and the Certifier.

## Drainage Easement

- D45. Prior to commencement of operation of Stage 1, the Applicant must provide and register a minimum 1.5 m wide drainage easement with a Restriction to User along the line of the 450 mm outlet pipe from the detention system to the outlet in accordance with the requirements of the Council's Engineering Guide for Development 2005. The easement is to burden Lot 1/1209060 and be in favour of lot 2/1244925. The Restriction to User and drainage easement must be registered with Land Registry Services NSW prior to operation.
- D46. Prior to the commencement of operation of Stage 1, the Applicant must provide and register a suitably worded instrument pursuant to Section 88B of the Conveyancing Act 1911 to provide an appropriate restriction on the use of the land with respect to the area indicated as 'Proposed Council Easement' on the plan titled Proposed Site and Roof Plan Drawing Number AA-AR-1100 Issue 5 dated 21/02/2020 as an area that is not to be built upon to ensure no additional stormwater flows are directed offsite given the existing state of nature of this area. The Section 88B Instrument must contain a provision that it may not be extinguished or altered except with the Consent of Blacktown City Council. Details of the Restriction as to User must be indicated on the Section 88B Application to Council.

## PART E POST OCCUPATION

### Out of Hours Event Management Plan

- E1. Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Planning Secretary. The plan must include the following:
- (a) the number of attendees, time and duration;
  - (b) arrival and departure times and modes of transport;
  - (c) where relevant, a schedule of all annual events;
  - (d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);
  - (e) measures to minimise localised traffic and parking impacts; and
  - (f) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.
- E2. The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.

### Operation of Plant and Equipment

- E3. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.

### Warm Water Systems and Cooling Systems

- E4. The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

### Community Communication Strategy

- E5. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction of each stage of the development.

### Operational Transport and Access Management Plan (OTAMP)

- E6. The OTAMP(s) approved under condition D21 (as revised from time to time) must be implemented by the Applicant for the life of the development.

### Operational Noise Limits

- E7. The Applicant must ensure that noise generated by operation of the development does not exceed:
- (a) the noise limits prescribed in Table 1 under standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017); or
  - (b) the noise limits prescribed in Table 1 plus 5dB under non-standard meteorological conditions set out in Fact Sheet D of the Noise Policy for Industry (EPA, 2017).

**Table 1: Project Noise Trigger Levels**

Receiver location	Noise limits dB(A)			
	L <sub>Aeq, 15 min</sub>			L <sub>Amax</sub>
	Day	Evening	Shoulder	Shoulder
Residential receivers to the north, west and east of the school site	43	43	43	60

Residential receivers to the south of the school site	44	42	42	58
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- E8. The Applicant must undertake short term noise monitoring in accordance with the *Noise Policy for Industry* where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels prescribed in condition E7. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.

#### **Hours of Operation for Waste Collection and Outdoor Maintenance**

- E9. Waste collection and ground maintenance using powered equipment must be undertaken during the hours of 7:30am to 6pm Monday to Friday.

#### **Unobstructed Driveways and Parking Areas**

- E10. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.

#### **Green Travel Plan**

- E11. The Green Travel Plan required by condition D20 of this consent must be updated annually or other timeframes agreed by the Planning Secretary and implemented.

#### **Ecologically Sustainable Development**

- E12. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B11, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.

#### **Outdoor Lighting**

- E13. Notwithstanding Condition D31, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

#### **Landscaping**

- E14. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D36 for the duration of occupation of the development.

#### **Asset Protection Zones**

- E15. The asset protection zones required by condition D39 shall be maintained for the duration of occupation of the development.

#### **Artwork on School Hall**

- E16. Within 12 months of Stage 1 operation, and prior to any subsequent stage of operation, evidence must be provided to the Certifier that the artwork required under condition D42 has been installed.

## APPENDIX 1 ADVISORY NOTES

### General

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

### Long Service Levy

AN2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

### Legal Notices

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

### Access for People with Disabilities

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

### Utilities and Services

AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN6. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

### Road Design and Traffic Facilities

AN7. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

### Road Occupancy Licence

AN8. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

### SafeWork Requirements

AN9. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

### Hoarding Requirements

AN10. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### Handling of Asbestos

AN11. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

### Speed limit authorisation

AN12. At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW(RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:

- (a) a copy of the Conditions of Consent;
- (b) the proposed school commencement/opening date;
- (c) two sets of detailed design plans showing the following:
  - (i) accurate Site boundaries;
  - (ii) details of all road reserves, adjacent to the Site boundaries;
  - (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;
  - (iv) all existing and proposed pedestrian crossing facilities on the adjacent road network;
  - (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and
  - (vi) all existing and proposed street furniture and street trees.

**Fire Safety Certificate**

AN13. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

## APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - (a) identify the development and application number;
  - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - (c) identify how the incident was detected;
  - (d) identify when the applicant became aware of the incident;
  - (e) identify any actual or potential non-compliance with conditions of consent;
  - (f) describe what immediate steps were taken in relation to the incident;
  - (g) identify further action(s) that will be taken in relation to the incident; and
  - (h) identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - (a) a summary of the incident;
  - (b) outcomes of an incident investigation, including identification of the cause of the incident;
  - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - (d) details of any communication with other stakeholders regarding the incident.