

PROPOSED DEVELOPMENT:

Staged construction of an Educational Establishment for 840 pupils and 50 staff comprising:

- Demolition of existing structures, remediation of the site and earthworks
- Consolidation and simultaneous subdivision of 3 lots into 2 lots.
- Four blocks of classrooms (totalling 30 General Learning Area), administration/staff block, multi-purpose hall, car parking and bus bays; constructed over six stages.
- Road and access works to Oran Park Drive

Details of Conditions:

1.0 - General Requirements

- (1) **Approved Plans** – The development must be carried out strictly in accordance with the following approved plans or other documentation:

Architectural Plans – prepared by Thomson Adsett Pty Ltd

- Project 09156, Drawing 000, 001, 002, 003, 004, 005, 006, 101, 201, 202, 301, 302, 401, 402, 403, 501, 502, 503, 601, 701, 702, 801; all Issue A and dated 9/8/2010.

Subdivision Plan prepared by G J Atkins

- Reference 09762 dated 3 August 2010, except where amended in red.

Staging Plan – prepared by Thomson Adsett Pty Ltd

- Project 09156, Drawing 007 Issue A and dated 20/1/2011

Landscape Concept Plans – prepared by Habitation

- 10_044 L001 Issue D 4/8/2011
- 10_044 L002 Issue B 4/8/2010

This development consent should be read in conjunction with the following studies and reports:

- Statement of Environmental Effects prepared by Innovation Planning Australia, August 2010 (as amended 14 February 2011, 23 March 2011)
- Stage 1 Land Contamination Assessment prepared by Martens consulting engineers P1002621JR01V01 August 2010.
- Stage 2 Environmental Site Assessment prepared by Martens consulting engineers P1002621JR05V02 May 2011
- Remedial Action Plan - P1102990JR01V03 dated May 2011

- DA Acoustic Assessment Report, RSA Acoustics " Proposed St Justin's Primary School 941-955 Cobbitty Road, Oran Park, 4657 Revision 2 August 2010"
- Stormwater Management Plan – reference P1002621JR04V01 prepared by Martens Consulting Engineers and Dated 9 August 2010
- Arboriculture Report prepared by Horticultural Management Services and dated 2 August 2010
- Traffic Impact Assessment reference 3003 prepared by Christopher Hallan and Associates Pty Ltd dated August 2010
- Heritage Impact Assessment, reference 2010 - 1359 prepared by Rappoport Pty Ltd and dated August 2010
- Salinity Assessment reference P1002621JR02V01 prepared by Martens Consulting Engineers dated August 2010

The development must also comply with the conditions of approval imposed by Council hereunder.

Amendments or modification of the approved development requires the prior approval of Camden Council.

- (2) **Maximum Capacity of Educational Establishment** is limited to 840 students and 50 staff.
- (3) **Hours of Operation of Educational Establishment** is limited to 7.00 am to 6.00 pm. Deliveries and service vehicles are to be scheduled to access the site outside of peak am and pm pick up and drop off times to minimise conflict between different vehicle modes, pedestrians and conflict over car parking spaces.
- (4) **Prescribed Conditions** - The Applicant shall comply with the prescribed conditions of development consent under Clause 98 of the *Environmental Planning and Assessment Regulations 2000*.
- (5) **Building Code Of Australia** - In accordance with the requirements of the Environmental Planning & Assessment Regulation 2000, the proposed development must be carried out in accordance with the requirements of the *Building Code of Australia*.
- (6) **Requirements of the Rural Fire Service** – Development shall be consistent with the General Terms of Approval 23 September 2010. A Construction Certificate shall not be issued until General Terms of Approval from the Rural Fire Service have been complied and evidence submitted to the Principle Certifying Authority.
- (7) **Disability Discrimination Act** - This approval does not necessarily guarantee compliance with the Disability Discrimination Act 1992, and the applicant/owner is therefore advised to investigate their liability under the Act. Your attention is drawn to Australian Standard AS 1428 parts 2, 3 and 4 inclusive. This may be used as a comprehensive guide for disability access.

- (8) **Wheelchair Access** - Provision shall be made for wheelchair access to the building on the site for disabled persons in accordance with AS 1428 Parts 1 to 4. Particular attention should be given to tactile ground surface indicators for the orientation of people with vision impairment.
- (9) **Future Development** – Separate approval, as may be required under the *Environmental Planning and Assessment Act 1979* is required for Place of Worship, Presbytery, Child Care Centre and any other use not approved under the development consent.
- (10) **Oran Park Drive Frontage and Signalised intersection** – The applicant is required to enter into a contract/agreement with the RTA to provided traffic signals and all necessary works, at no cost to Council or the RTA, prior to the release of the Construction Certificate as described in:
 - RTA, Sydney Regional Development Advisory Committee letter dated 23 November 2010 points numbered 1 through 22 (inclusive); and
 - Accordance with the ultimate 4-lane configuration of Oran Park Drive (Cobbitty Road) upgrades Drawings reference DA 724/2077 and Brown Consulting Plan L05138.

Staged access shall be constructed in accordance with the contract/agreement with the RTA, prior to the release of each relevant Occupation Certificate.

2.0 - Demolition

The following conditions of consent shall be complied with prior to and during the demolition phase of the development.

- (1) **WorkCover Approval** - It is the responsibility of the owner to contact WorkCover Authority with respect to any demolition work or use of any crane, hoist, plant or scaffolding prior to any work commencing on the site.
- (2) **Information Required by Council Prior to Demolition** - The demolisher shall lodge with Council prior to the commencement of work:
 - (i) written notice indicating the date when demolition of the building is to commence;
 - (ii) details of name, licence, address and business hours contact number;
 - (iii) a copy of the demolishers current public liability/risk insurance policy indicating cover of at least \$20,000,000.
- (3) **Demolition (WorkCover Licence)** - Persons undertaking demolition work shall be licensed under the Occupational Health and Safety (Demolition Licensing) Regulation 1995. WorkCover issue demolition licences to applicants who successfully undertake the Demolition Supervision Course, and who can demonstrate their ability and experience in the field.

- (4) **Site Security for Demolition Works** - The site shall be secured prior to the commencement of demolition and to the satisfaction of Accredited Certifier and in accordance with Clause 78H of the Environment Planning and Assessment (Amendment) Regulation 1998.
- (5) **Notice to Adjoining Owners of Demolition** - The following matters must be satisfied prior to and during demolition:
 - (a) the applicant shall give written notice to adjoining land owners and residents seven (7) days prior to the commencement of demolition, advising of commencement date.
- (6) **Demolition Sign to Restrict Entry** - A sign shall be erected on the site stating that unauthorised entry is not permitted.
- (7) **Demolition Sign Name of Builder** - A sign shall be displayed on the site indicating the name of the builder or another person responsible for the site and a telephone number of which the builder or other person can be contacted outside normal working hours or when the site is unattended.
- (8) **Disconnection of Services** - All services (ie sewer, phone, gas, water and electricity) must be disconnected prior to commencement of demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- (9) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlns/index.htm) Once assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.
- (10) **Prior to Demolition of Buildings** - That a Hazardous Materials Assessment (HMA) shall be carried out on the dwellings and associated buildings prior to demolition works to ensure appropriate safety resources are adopted to assist in avoiding contamination of surrounding soil during demolition. This shall be submitted to the Consent Authority for Concurrence prior to an demolition/ remediation works taking place.
- (11) **Unexpected Findings Contingency** – Upon the identification of additional contamination or hazardous materials at any stage of the demolition or other construction processes all demolition / construction works in the vicinity of the findings shall cease and the affected area must be made secure from access by personnel. A qualified environmental consultant must assess the extent of the contamination / hazard in accordance with the NSW DEC Guidelines or other relevant criteria. Where an analytical assessment is required to determine the significance

of the finding, results together with a suitable management plan must be provided to the Consent Authority (Camden Council) for written approval prior to the removal or treatment of such findings contamination / hazardous materials.

- (12) **Offensive Noise, Dust, Odour, Vibration** – Demolition and construction work shall not give rise to offensive noise or give rise to dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997” when measured at the property boundary.
- (13) **Demolition (On Site Burning)** - The burning of any demolished material on the site is not permitted. Offenders will be prosecuted under the Environmental Protection Operations Act.
- (14) **Demolition (Tree Preservation)** - Existing trees, both on the site and adjoining footpath reserve, must be protected with fencing to prevent damage during demolition, and retained in accordance with Council's Tree Preservation Order.
- (15) **Vehicles Leaving the Site** - The demolisher shall:
 - (i) cause motor lorries leaving the site with demolition material and the like to have their loads covered;
 - (ii) ensure the wheels of vehicles leaving the site do not track soil and other waste material onto the public roads adjoining the site.
- (16) **Removal of Hazardous and/or Intractable Wastes** - Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant Statutory Authorities, and receipts submitted to Council for verification of appropriate disposal.
- (17) **Demolition Australian Standard** - Demolition of the building shall be carried out in accordance with the requirements of Australian Standard 2601 - 1991 where applicable.
- (18) **Demolition Noise Levels** – Noise levels emitted during demolition works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Environmental Noise Control Manual. This manual recommends;

Construction period of 4 weeks and under:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).

Construction period greater than 4 weeks:

The L10 level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- (19) **Decommissioning of all existing on-site sewage management systems** – Prior to the completion of demolition works, that any septic tanks and/or any transpiration beds shall be decommissioned in accordance with the following:

(i) The septic tank/holding well and grease trap shall be emptied by a licensed liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be submitted to Council,

(ii) The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the waste is being removed,

(iii) The inlets and outlets should be plugged and the tank should then be filled with clean water and disinfected to a minimum level of 5mg/l of free residual chlorine, with a one half hour contact time. The lid should be exposed to the chlorine solution. The chlorine should be allowed to dissipate naturally and not be neutralised. The contents of the tank/ and or well shall then be emptied by a licensed liquid wastewater contractor.

(iv) The septic tank and any associated drainage and disposal field shall be removed and disposed of at a suitably licensed landfill site.

The septic tank system shall be de-commissioned in the following manner:

(i) the septic tank and holding well shall be emptied by an authorised wastewater removal contractor and the contents disposed of at an approved wastewater depot,

(ii) receipts for emptying of tanks and disposal of contents shall be submitted to the Certifying Authority,

(iii) the septic tank and holding well shall be thoroughly dusted with commercial grade agricultural lime,

(iv) the base(s) of the tank(s) is to be punctured (to prevent future holding of water), the lids broken in and the top edges broken down 300mm below ground level, and

(v) the tanks are to be backfilled with clean filling material and finished to the surrounding ground level.

(vi) materials and drainage pipes used in the construction and connection of the existing redundant transpiration beds/ absorption trenches shall be removed and disposed of at a suitably licensed landfill site. (I.e. aggregates, rubble, sand, concrete slabs and the like) The

transpiration beds/ absorption trenches are to be backfilled with clean filling material and finished to the surrounding ground level.

3.0 – Remediation and Validation

The following conditions of consent shall be complied with during remediation and validation phase of the development.

- (1) **Remediation Action Works** - All works proposed as part of the remediation Action Plan that includes; demolition of existing structures, excavation and off site disposal of TPH, lead and asbestos impacted soils, validation of soil, waste classification and off site disposal, backfilling, environmental controls that include Air emissions, dust, asbestos, noise controls, soil management, water management, occupational health and safety, licences and approvals, must be undertaken on the site in accordance with the Remediation Action Plan, Proposed Primary School 941-955 Cobbitty Road, Oran Park, prepared by Martens consulting engineers P1102990JR01V03 May 2011.
- (2) **Variation or Modification Works** - Any variation or modification of: remedial works; compliance works; validation works, from that stated in the Remedial Action Plan, must be requested from the Consent Authority in writing and approved by the consent Authority's Environment and Health Branch.
- (3) **Additional Management and Operation Plans** - To support the remediation strategy the following plans are required to be completed and submitted to the Consent Authority for Concurrence prior to remediation works taking place:
 - Detailed Asbestos Survey and Asbestos Management Plan
 - Site Management Plan
 - Health and Safety Plan
- (4) **Asbestos Clearance Certificate**- A clearance certificate issued by an Occupational Hygienist shall be submitted to the consent authority at the completion of works validating that all asbestos has been removed from the site.
- (5) **Site Validation Report**- A validation report incorporating a notice of completion must be submitted to the Consent Authority and approved by the Environment and Health Branch in accordance with the requirements of clause 7.2.4 (a)-(d) and clause 9.1.1 of Councils adopted policy- Management of Contaminated lands and clause 17 &18 of SEPP 55. The report must confirm that all remediation works have been carried out in accordance with the RAP and must be submitted to the consent Authority with 30 Days following the completion of the works.

- (6) **Works as executed Plan** -That a works as executed plan of the remediated site shall be prepared by a registered surveyor which clearly defines the extent of works undertaken and submitted to Council with the site validation report.
- (7) **Licenses**- It is the responsibility of the applicant / owner/ operator to ensure that all relevant licences are obtained from all appropriate authorities in accordance with relevant legislation requirements prior to the commencement of remediation works.
- (8) **Compliance Of Remediation Work** - All remediation work must also comply with the following requirements:
Contaminated Land Management Act 1997;
 - Department of Urban Affairs and Planning – Contaminated Land Planning Guidelines 1998;
 - SEPP55 – Remediation of Land;
 - Sydney Regional Plan No. 20 Hawkesbury Nepean River (No.2 – 1997); and,
 - Camden Council's Adopted Policy for the Management Of Contaminated lands.
- (9) **WorkCover Authority**- All remediation works must comply with relevant requirements of NSW WorkCover Authority.
- (10) **Offensive Noise ,Odour, Dust, Vibration**- Remediation and works shall not give rise to offensive noise, dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997 when measured at the property boundary.
- (11) **Stockpiling** - All stockpiles of contaminated material shall be suitably covered to prevent dust and odour nuisance. Stockpiles of soil should not be located on / near any drainage lines or easements, natural watercourses or water bodies, footpath or roadway. Stockpiling shall only occur within the bounds of the defined site.
- (12) **Dust** – All remediation and construction activities must be managed to ensure that dust is minimised and prevented from leaving the site.
- (13) **Removal of waste**- Where there is a need to remove any identified materials from the site that contain fill/ rubbish/ asbestos or any other waste, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.Environment.nsw.gov.au/waste/envguidlms/index.htm) Once assessed, the materials will be required to be disposed of to a licensed waste facility suitable for the classification of waste with copies of tipping dockets supplied to Council.

- (14) **Contingency Plan for Remediation and Development-** Should unexpected conditions be encountered during demolition, remediation or construction phases works must cease immediately until a qualified environmental consultant has been contacted and conducted a thorough assessment. In the event that contamination has been identified as a result of this assessment and remediation is required, site works must cease in the vicinity of the contamination and the Consent Authority must be notified immediately.

4.0 - Construction Certificate Requirements

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Special Infrastructure Contribution** – Prior to the issue of the first Construction Certificate, the applicant must submit to the consent authority written evidence from the Department of Planning that a special infrastructure contribution has been made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2001 (as in force when this consent becomes operative).

Information on the Special Infrastructure Contribution can be found on the Department of Planning's website: www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/language/en-US/Default.aspx

- (2) **Water and sewer services**, including the provision of service conduits and stub mains are, to be installed within the proposed public roads before final inspection of the engineering works.

Prior to the issue of the first Construction Certificate the following service authority clearances must be obtained and submitted to the Principal Certifying Authority:

- A section 73 Compliance certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water
- Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

- The section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.
- (3) **Potable Water** - Full details of the Potable water supply system shall be submitted and approved by Council's Environment and Health Branch prior to the issue of the Construction Certificate. It shall be demonstrated on how the drinking water supplied to the site will consistently meet the Australian Drinking Water Guidelines and the NSW Health Private Water Supply Guidelines.
 - (4) **Water Management Plan** - A Water Supply Management Plan shall be submitted and approved by Council's Environment and Health Branch prior to the issue of the Construction Certificate. The Management Plan shall be developed in accordance with Section 10 of the NSW Health Private Water Supply Guidelines.
 - (5) **Testing** –The approved Water Supply Management Plan, along with all the testing results shall be kept on the premises in an accessible place at all times for inspection by Council Officers or NSW Health Officers.
 - (6) **WICA Licence** – A Water Industry Competition Act (WICA) Licence shall be obtained from the Independent Pricing and Regulatory Tribunal (IPART) for the recycling of stormwater prior to the issue of a construction certificate.
 - (7) **Inspections** – Council will undertake a periodic inspection of the system records and testing results four (4) times a year, and the payment of an appropriate fee will be charged.
 - (8) **Wastewater** - Prior to the release of the Construction Certificate a Section 68 Approval to Install a Commercial pump-out Sewage Management System shall be obtained from Council under section 68 of the Local Government Act 1993.
 - (9) **Civil Engineering Plans** - Indicating drainage, roads, accessways, earthworks, pavement design, details of line marking and traffic management details must be prepared strictly in accordance with Camden Council's Development Control Plan 2006 and Engineering Specifications and are to be submitted For Approval to the Principal Certifying Authority prior to the Construction Certificate being issued.
 - under the Roads Act 1993, only the Council can issue a Construction Certificate for works within an existing road reserve.
 - under section 109E of the Environmental Planning and Assessment Act 1997, Council must be nominated as the Principal Certifying Authority for subdivision work and has the option of undertaking inspection of physical construction works.

Note: The developer must obtain a Construction Certificate prior to commencement of any physical site works.

- (10) **Design and Construction Standards** - All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with: -

- (i) Camden Council's Current Engineering Specifications, and
- (ii) the recommendations of the Salinity Management Plan

It should be noted that designs for line marking and regulatory signage associated within public roads MUST be submitted to and approved by the Roads Authority, Camden Council prior to the issue of any Construction Certificate.

- (11) **Roads Act 1993 Consent** - Prior to the issue of a Construction Certificate, consent pursuant to s.138 of the Roads Act 1993 must be obtained from the roads authority, Camden Council for the design and construction of all the proposed work in, on or over the road reserves adjacent to the subject site.

The design must include, but not be limited to, plans/documents associated with:

- i) the construction of kerb and gutter, road shoulder and drainage
- ii) footway formation
- iii) public utility service adjustment or installation
- iv) an Environmental Site Management Plan.

Further all such plans and documents associated with the design must be certified by:

- i) persons who are suitably accredited by a scheme approved by the N.S.W Department of Planning or where no scheme exists,
- ii) persons who are suitably qualified, are specialists and in that regard, currently practicing in that specialist area, or
- iii) in the case of a Public Utility Authority, an appropriately delegated officer of that Authority or accredited person by that Authority.

And prepared in accordance with Camden Council's Current Engineering Design Specification.

- (12) **Works adjacent to the Site** – Any proposed activity (not including those of any Public Utility Authority) within any existing public road associated with the site must be approved by the Roads Authority, Camden Council, prior to the issue of any Construction Certificate.

Accordingly, a Public Road Activity (Roadworks) application for the above must be submitted to the Roads Authority, Camden Council. Public Road Activity application forms are available from Council's Customer Service

Counter or from Council's internet site <http://www.camden.nsw.gov.au/>

The application shall: -

(i) include supporting information that addresses/details all proposed and related activities, and

(ii) include associated plans/documentation: -

(iii) be prepared by a persons with experience in civil and structural engineering design, and

(vi) be endorsed by a practicing engineer/s with National Professional Engineering Registration and associated General Areas of Practice in civil and structural engineering.

It should be noted that: -

(ix) designs for line marking and regulatory signage for any proposed/existing public road associated with this development MUST be: -

(a) included with this application, and

(b) have prior approval from the Roads Authority, Camden Council.

(x) items (i) above must be constructed to the satisfaction of the Roads Authority prior to the issue of any Occupation Certificate.

(13) **All works/regulatory signposting and Street lighting** upgrades associated with the proposed development shall be completes at no cost to the RTA or Council. A School Zone is to be provided along Central Avenue and Shannon Way in the vicinity of the school. RTA approval of the completed school zone is required 6 weeks prior to student occupation of the site upon which handover of the asset to the RTA will occur.

(14) **Footpath Construction** - The construction of any concrete footpath and/or pedestrian/cycle shared way, within any proposed/existing public road **must not be** commenced until a Public Road Activity (Roadwork) application has been submitted to and approved by the Roads Authority, Camden Council.

(15) **Footpath Levels** - The ground levels of the footpath area within the road reserve (between the boundary of the subject site to the kerb and gutter) shall be altered to match road design and construction.

(16) **Traffic Management Procedure** - Traffic management procedures and systems must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems. Such procedures and systems must be in accordance with AS 1742.3 1985 and to the requirements and approval of Council and the

Roads and Traffic Authority. Plans and proposals must be approved by Council and the Roads and Traffic Authority prior to the Construction Certificate being issued.

- (17) **Public Risk Insurance Policy** - Prior to the issue of the first Construction Certificate, the owner/contractor is to lodge with Camden Council a Certificate of Currency for a Public Risk Insurance Policy. The policy is to relate to the use, occupation of and works within Council's road reserve for all activities associated with this proposed subdivision. The certificate must provide the following details: -
- (i) Confirmation that such a policy provides a minimum public liability cover of \$20 million,
 - (ii) currency period for the policy,
 - (iii) the land to which the policy relates, and
 - (iv) the details of the person/company to whom the policy has been issued

The Certificate of Currency must remain current for the duration of all construction activities.

- (18) **Traffic Signal Designs** – Designs for all proposed and future traffic signals must be submitted to and approved by the Roads and Traffic Authority prior to the issue of a Construction Certificate. A copy of the approved designs shall be submitted to the Roads Authority - Camden Council.
- (19) **Waterfront Construction Works** - The Construction Certificate will not be issued over any part of the site requiring a Department of Water & Energy (DWE) Controlled Activity Approval (CAA) until a copy of the CAA issued by DWE has been provided to the Certifying Authority.
- (20) **Road Design** – All road (including internal roads) designed shall be carried out to Council's design specifications with a Traffic Loading of $ESA\ 5 \times 10^5$ and constructed with flexible or rigid pavement to Council's design Specifications.
- (21) **Car Parking Spaces and Areas** - A total of 157 car parking spaces for the school. All areas are to be fully sealed with asphaltic concrete, kerb and guttered and drained. Swept paths demonstrating that 12.5 metre design vehicles can satisfactorily access the site. The layout of the proposed car parking areas associated with the subject development (including driveways, queuing areas, grades, turn paths, sight distance requirements, aisle widths, and parking bay dimensions) must conform with Camden Council's Car Parking Code (Development Control Plan 2006) and Camden Council's Current Engineering Specifications, and must be designed in accordance with a pavement design prepared by a Geotechnical Engineer and the Consent Authority's (ie Camden Council) standard.

Documentary evidence of compliance from a Accredited Certifier/Suitably qualified person must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

- (22) **Speed Control** - Speed humps or similar measures must be provided along the internal driveways at sufficient intervals so as to discourage the travel of motor vehicles within the development at unreasonable speed.
- (23) **Appropriate pedestrian fencing** to prohibit pedestrian movements from the school playgrounds into carparking, loading, bus bay drop off and internal roads shall be erected with each of the development.
- (24) **Plan of Traffic devices** - A comprehensive plan of directional signs, parking signs line marking and etc shall be provided with Construction Certificate for approval. A provision shall also be made for the bus, coaches and taxi parking.
- (25) **Vehicular Access** - Signs shall be exhibited in a prominent location on the site advising that all vehicles entering or leaving the site are to be driven in a forward direction at all times.
- (25) **Directional and safety signage, and internal road markings** - Clear, legible and appropriately located signage and road markings shall be provided on site to ensure the safe circulation and parking of vehicles. Signage shall include, but not be limited to, the entry being appropriately signposted "IN and the exit being appropriately signposted "OUT".
- (26) **Access Gates** – Entry and exit gates to the site shall be setback a minimum 6.5 metres from the property boundary. The width of the proposed vehicular footpath crossings. Footpath crossings should have minimum width in accordance with requirements outlined in AS/NZS 2890.1:2004 across the full length, and have a perpendicular alignment to the street. However the width may be increased depending on the use of the building and the type of vehicle using the site. Footpath crossings are to be located so as to provide maximum sight distance.
- (27) **Services:-**
 - All services within the development shall be underground.
 - All service connections to existing works in Council's Road Reserve requires a road opening permit from Council. Connections to existing works within Public Reserve or Drainage Reserve will require owners permission (ie, Camden Council).
- (28) **Design of proposed Utility plant/infrastructure** must be consistent with all aspects of the approved road design associated with the issued Construction Certificate. All proposed Public Utility Authority plant/infrastructure connections in existing public roads must comply with the provisions of the Memorandum of Agreement associated with the current Streets Opening Conference.

- (29) **Drainage Design** - Prior to the issue of a Construction Certificate a stormwater management plan is to be prepared to ensure that the final stormwater flow rate off the proposed development site is no greater than the maximum flow rate currently leaving the existing site for all storm events. Such designs must cater for future developments of land adjoining the site and overland flow from adjoining properties. The plan must be submitted to and approved by the Certifying Authority.
- (30) **Pre-Treatment Of Surface Water** - The external ground surface of the site must be graded to a collection system and covered with a suitable hard surface. The drainage system must flow to a suitable pre-treatment device prior to discharge. Design shall comply with the Department of Environment and Climate Change (DECC) environmental stormwater objectives, Table 11 Oran Park Precinct Development Control Plan 2007.
- (31) **Stormwater Detention** - The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional run-off from this development. If necessary an on-site detention system must be provided to restrict stormwater discharges from the site to pre-development flows. The system is to provide for all storms up to and including the 5% AEP event. Engineering details and supporting calculations must be prepared by a qualified Civil Engineer and submitted to the PCA for approval with the Construction Certificate.

On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a registered surveyor and submitted to the Principal Certifying Authority. If Camden Council is not the Principal Certifying Authority, a copy is to be submitted to the Council Prior To The Issue Of The Occupation Certificate. The plans are to be certified by the designer and are to clearly make reference to:

- the works having been constructed in accordance with the approved plans,
- actual storage volume and orifice provided,
- the anticipated performance of the system with regard to the design intent.

The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

Restriction as to user indicating that the on-site detention basin must be maintained at all times to a level sufficient to ensure efficient operation of the basin, and that the Consent Authority (ie Camden Council) must have the right to enter upon the burdened lot with all necessary materials and equipment at all reasonable times and on reasonable notice (but at any time and without notice in the case of an emergency) to:

- (i) view the state of repair of the basin;

- (ii) to execute any work required to remedy a breach of the terms of this covenant if the proprietor has not within fourteen (14) days of the date of receipt by the proprietor of written notice from the Council, requiring remedy of a breach of the terms of this covenant, taken steps to remedy the breach and without prejudice to the Council's other remedies the Council may recover as a liquidated debt the cost of such remedial work from the proprietor forthwith upon demand.

Restriction as to user indicating that the on-site detention basin must not be altered, or removed in part, or structures erected thereon without the prior consent of Council.

- (32) **Overland Flow Path** must be formed over the full width and length of the drainage easement to provide a stormwater escape route for the existing natural drainage line. The escape route must be designed to have a capacity to carry the difference between a 1:100 year flow and the flow in the pipe. A Restriction as to User must be created on the title of the land prohibiting the alteration of the surface levels within the drainage easement (for the cross-sectional area of the easement) to allow overland flow to be contained within the easement. An easement shall be obtained over any downstream property from the school site to a defined watercourse.
- (33) **Stormwater Disposal** - Stormwater run-off from the whole development must be properly collected and discharged to the road and/or natural drainage system. Surface discharge across the footpath to the road gutter is not permitted. Provision must be made to cater for existing stormwater overland flow from adjoining properties.
- (34) A **drainage easement** with appropriate width shall be provided in the downstream property Lot 27 DP 213300 up to the South Creek for all overland flow path generated from the proposed OSD facilities in the subject development. A Deed of Agreement indicating that the consent from the adjoining downstream property owner for the creation of the drainage easement shall be submitted to Consent Authority prior to the release of the Construction Certificate. The registration of the easement shall be completed prior to the issue of the Occupation Certificate.
- (35) **Building Code of Australia** – A preliminary examination of the proposal indicates that the following information and/or items requiring rectification will required further detail prior to the issue of a Construction Certificate. These comments do not infer that a comprehensive BCA assessment has been carried out:
 - 1. Certification attesting to the structural capabilities of the Building in accordance with Parts B1 and C1 of the Building Code of Australia.
 - 2. A fire services plan detailing fire hydrant & hose reel coverage, exit signs, fire ratings of building elements and other applicable fire safety measures as required. The plans/specification shall also include a design statement demonstrating that each measure complies with the Relevant Australian Standard.

3. A report detailing compliance with Part J of the BCA.

(36) **Disabled Toilets** - Plans and details of the disabled toilet complying with the provision of AS 1428.1 - 1993, shall be submitted to Council or an Accredited Certifier prior to issue of a Construction Certificate.

(37) **Fire Safety Measures** – The following information must be submitted with any application for a Construction Certificate:

(a) A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated, and

If the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, and existing building, a separate list of those measures currently implemented in the building or on the land on which the building is situated.

(38) **Safer By Design (CPTED) requirements** - Prior to the issue of the Construction Certificate, all recommendations contained in the Safer By Design Report must be addressed and be reflected in all relevant plans submitted with the first Construction Certificate Application.

The Development must be designed in accordance with the NSW Police Service, Camden Local Area Command, Safer By Design Crime Risk Evaluation Report applying to this Development dated 23 August 2010.

(39) **Lighting Plan** - All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. The design is to minimise the numbers of light sources, areas that will be illuminated and time of operation. A Lighting Plan demonstrating compliance with these requirements are to be submitted to the satisfaction of the Principle Certifying Authority prior to the issue of a Construction Certificate.

(40) **Fencing** - A minimum 1.8m high fence of open and visually transparent character be erected to the entire boundary of the subject land. All costs are to be borne by the developer. Fences are to be of a rural character, suitable for security purposes and to discourage crime. All fencing materials would be black in colour to reduce its prominence and potential visual impacts,

(41) **School Canteen** – Prior to release of the Construction Certificate plans and specifications are to be submitted to Camden Council detailing the construction and fit out of the canteen or any part of the premises to be used for the manufacture, preparation or storage of food for sale, complying with Councils Food Premises Code, the Food Act, 2003 and the Food Regulations 2004 (incorporating the Food Standards Code).

- (42) **Trade Waste Bins** - Provision must be made for the storage of the trade waste bin within the building. Trade waste bins must be emptied on a regular basis to prevent odour and fire hazard occurring.

The location of the trade waste bin must be clearly indicated on building plans and submitted to the Principal Certifying Authority for approval prior to a Construction Certificate being issued. The location chosen for storage of the bins should not diminish the allocated number of off-street parking spaces nor have any detrimental impact upon access to fire services and emergency exit doorways.

- (43) **Landscape Works Programme** shall be prepared and submitted to Council for approval prior to the Construction Certificate being issued, identifying the staging and time frame for all the proposed landscape proposals for this consent.

The Landscape works programme shall include as a minimum the installation of **ALL** boundary fencing and any boundary landscaping.

- (44) **Detailed Landscaping Plans** - Prior to the issue of the Construction Certificate for landscaping works, detailed Landscaping Plans prepared by a qualified Landscape Architect or suitably qualified Landscape Consultant, must be submitted to the Certifying Authority for approval. The detailed Landscaping Plans must include (but not limited to):

- a) any proposed or existing permanent water bodies and/or wetland areas must have clear detail regarding the accessibility, positioning, size and construction details of each installed permanent work area for on going maintenance.
- b) any proposed lighting for paths, parks and any other open space area.
- c) universal access details for all open space areas, parks, playgrounds and any other public accessible areas or facilities.
- d) all landscape amenity elements such as boardwalks, playgrounds, picnic facilities, bubblers, signage, shade structures, paths, cycle ways, dog and litter bins as well as any furniture elements.
- e) clearly detail any fencing, bollarding or other means of unauthorised vehicle control and access denial into and within all proposed open space areas.
- f) clearly detail how controlled accessibility to all open space areas for emergency vehicles and personal will be achieved.
- g) detailed planting schedule, which includes species listed by botanical and common names, quantities of each species, pot sizes, and the estimated size of the plant at maturity.

- h) that the scale of planting is in proportion to the scale of the development and be consistent with the Cultural, Ecological, Heritage and Landscape character of the area.

- (45) **Landscaping Maintenance & Establishment Period** - All Landscaping works associated with this Consent are to be maintained for a period of 12 months from the Date of Practical Completion.

At the completion of the 12 month landscaping maintenance period, all areas of lawn and plantings, including any nature strip/road verge areas and garden bed areas, shall have signs of healthy and vigorous growth. Any trees, shrubs, grasses, nature strip/road verge areas, garden areas or lawn areas in a state of decline, damaged or missing are to be replaced or restored to a healthy and vigorous condition.

At the completion of the 12 month landscaping maintenance period, the landscaping works must comply with the Consent approved Landscaping plans.

Any landscaping that requires repair or replacement at the end of the 12 month maintenance period is to be repaired or replaced within 60 days following the end date of the 12 month maintenance period.

- (46) **Protect Existing Vegetation and Natural Landscape Features** - Approval must be sought from Council prior to the removal, pruning, impact upon or any disturbance of the existing vegetation/trees, other than the existing vegetation/trees authorised for removal by this Consent.

- (47) **Protection of Landscape Features** - To limit the potential for damage to the trees to be retained, the area beneath their canopies must be fenced prior to the commencement of demolition, excavation or building works.

The fencing must extend 4 metres beyond the tree's trunk, be kept in place until the completion of building works and be marked by appropriate signage notifying site workers that the tree is to be retained and protected. The fencing should be a minimum of a 1.8 metres high chain link or welded mesh fencing. All fencing shall be maintained for the duration of construction works.

All areas within the perimeter of the safety fencing shall be covered with woodchip mulch to a depth of 100mm (or where steep grades prevent this, the area shall be protected with suitable material) to facilitate moisture levels.

- (48) **Environmental Management Plan** - An Environmental Site Management Plan must be submitted to the Principle Certifying Authority for approval and inclusion in any application for a Construction Certificate. The plan must be prepared by a suitably qualified person in accordance with AS/NZ ISO 14000 - 2005 and must address, but not be limited to, the following issues:

- (a) All matters associated with Council's Erosion and Sediment Control Policy.
 - (b) All matters associated with Occupational Health and Safety.
 - (c) All matters associated with Traffic Management/Control during construction, which should address issues of access of construction traffic, storage material, location of site office, and parking for workers, use of equipment and other matters which has an impact on the road network or immediate environment.
 - (d) All other environmental matters associated with the site works such as noise control, dust suppression, waste management and the like.
 - (e) Any construction work which involved access to public road shall be subject to an approval of a Public Road Activity Application to Council accompanied by a Traffic Control Plan prepared by a RTA accredited Certifier.
- (49) **Salinity Management Plan** - That a Salinity Management Plan (SMP) that addresses a moderately saline environment and mildly aggressive to concrete is to be prepared for the entire development. The plan is required to be submitted and approved by Council's Environment and Health branch prior to the Construction Certificate being issued.

The SMP must address:

1. Risks posed to the development by the environment
2. Risks posed to the environment by the development
3. Private and public assets that will be constructed on the site
4. Major construction activities and associated risks
5. The appropriate management strategies including construction requirements, to mitigate the risk
6. The person/party responsible for the management/implementation of the plan

The plan is to be prepared and certified by a suitably qualified environmental engineer.

- (50) **Soil Erosion And Sediment Control Plans** - Soil erosion and sediment control plans must be designed and installed in accordance with the Consent Authority's (ie Camden Council) "Soil Erosion and Sediment Control Policy".

Control measures must be maintained during the entire development procedure and can only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised.

Plans containing a minimum of four (4) sets of the undermentioned information must be prepared and submitted to the Principal Certifying Authority for approval prior to a Construction Certificate being issued:

- (a) existing and final contours

- (b) the location of all earthworks including roads, areas of cut and fill and re-grading
 - (c) location of impervious areas other than roads
 - (d) location and design criteria of erosion and sediment control structures
 - (e) location and description of existing vegetation
 - (f) site access (to be minimised)
 - (g) proposed vegetated buffer strips
 - (h) catchment area boundaries
 - (i) location of critical areas (vegetated buffer strips, drainage lines, water bodies, unstable slopes, flood plains and seasonally wet areas)
 - (j) location of topsoil or other stockpiles
 - (k) signposting
 - (l) diversion of uncontaminated upper catchment around areas to be disturbed
 - (m) proposed techniques for re-grassing or otherwise permanently stabilising all disturbed ground
 - (n) procedures for maintenance of erosion and sediment controls
 - (o) details for staging of works
 - (p) details and procedures for dust control.
- (51) **Internal Noise Levels** – For Classrooms and Administration Buildings all internal noise levels must be compliant with the relevant internal noise criteria contained with AS 2107:2000.
- (52) **Bushfire Safety** - Prior to the Issue of a Construction Certificate, the applicant must provide to the Certifying Authority, written confirmation that the development proposal is compliant with all requirements of the Rural Fire Service.

This written confirmation may be by way of either:

- written advice from the Rural Fire Service that the development is compliant with the current Planning for Bushfire Protection document, or
- written advice from an appropriately qualified Bushfire Risk Assessor that the proposed development is compliant with the current Planning for Bushfire Protection document.

In any event, the written confirmation must include specific advice that:

- All access roads have sufficient carriageway width.
- Verge widths are sufficient.
- Longitudinal grades are not too great.
- Horizontal geometry provides for appropriate access.
- Turning/manoeuvring is achievable.
- Kerb types are appropriate.
- On street parking (kerbside and indented) is not expected to be problematic for fire fighting vehicles to gain access.

- On street parking restrictions / signage is not expected to be problematic for fire fighting vehicles to gain access.
- Access requirements with regards to perimeter roads has been achieved.
- The required Asset Protection Zones have been achieved.
- All requirements of the Rural Fire Service's General Terms of Approval for Development Consent No. 878/2010, dated 23 September 2010 have been met.

5.0 - Prior To Works Commencing

The following conditions of consent shall be complied with prior to any works commencing on the construction site.

- (1) **Construction Certificate Before Work Commences** - This development consent does not allow site works, building or demolition works to commence, nor does it imply that the plans approved as part of the development consent comply with the specific requirements of *Building Code of Australia*. Works must only take place after a Construction Certificate has been issued, and a Principal Certifying Authority (PCA) has been appointed.
- (2) **Notice Of Commencement Of Work** – Notice in the manner required by Section 81A of the *Environmental Planning and Assessment Act, 1979* and Clause 103 of the *Environmental Planning and Assessment Regulation 2000* shall be lodged with Camden Council at least two (2) days prior to commencing works. The notice shall include details relating to any Construction Certificate issued by a certifying authority, the appointed Principal Certifying Authority (PCA), and the nominated 'principal contractor' for the building works.
- (3) **Soil Erosion And Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site.

Soil erosion and sediment control measures must be maintained during construction works and must only be removed upon completion of the project when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

Where a soil erosion and sediment control plan (or details on a specific plan) has been approved with the development consent, these measures must be implemented in accordance with the approved plans. In situations where no plans or details have been approved with the development consent, site soil erosion and sediment controls must still be implemented where there is a risk of pollution occurring.

An Infringement Notice issued under the Environmental Planning and Assessment Act, 1979, which imposes a monetary penalty of \$600.00, may be initiated by the Principal Certifying Authority (PCA) and issued by Camden Council where the implementation or maintenance of measures is considered to be inadequate. In the event that a risk of environmental

pollution occurs an Infringement Notice issued under the Protection of the Environment Operations Act 1997, which imposes a monetary penalty of \$750 for an individual or \$1500 for a corporation maybe issued by Camden Council.

(4) **Protection Of Public Places** – If the work involved in the erection or demolition of a building:

- is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- building involves the enclosure of a public place,

a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with the work falling into the public place. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

(5) **Signs To Be Erected On Building And Demolition Sites** – Under Clause 98A of the *Environmental Planning and Assessment Regulation 2000*, a sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the Principal Certifying Authority (PCA) for the work, and
- (b) showing the name of the 'principal contractor' (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

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

This clause does not apply to building work carried out inside an existing building that does not affect the external walls of the building.

Note: The PCA and principal contractor must ensure that signs required by this condition are erected and maintained.

(6) **Toilet Facilities** - Toilet facilities must be provided at the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before any other work is commenced.

- (7) **Stabilised Access Point** - A Stabilised Access Point (SAP) incorporating a truck shaker must be installed and maintained at the construction ingress/egress location prior to the commencement of any work. The provision of the SAP is to prevent dust, dirt and mud from being transported by vehicles from the site. Ingress and egress of the site must be limited to this single access point
- (8) **Performance Bond - Prior to the commencement of works** a performance bond of \$20,000 of the value of works must be lodged with Camden Council. Should any of Council's property sustain damage or the implementation of the development, place the environment or public at risk, Council will perform any works necessary on behalf of the applicant to rectify these works.
- The bond will be refunded when: -
- (i) all work both within the subdivision site and the existing public road adjacent, has been completed in accordance with the issued consents, and
- (ii) the Bond for Rectification of Public Work has been lodged with Council.

The applicant is responsible for any damage caused to existing public utilities, footpaths or public roads during construction works.

Note 1: In accordance with Council's current Fees & Charges an administration fee for processing of bonds in the form of cash/cheque or bank guarantees is applicable.

Note 2: It should be noted that Council will not refund/release the performance bond, unless a suitable replacement bond is submitted.

6.0 – During Construction

The following conditions of consent shall be complied with during the construction phase.

- (1) **Approved Plans to be On-site** - A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department, Council or the PCA.
- (2) **Engineering Inspections** - Where Council has been nominated as the Principal Certifying Authority, inspections by Council's Engineer are required to be carried out at the following Stages of construction:
- (a) After the installation of sediment and erosion control measures;
- (b) final inspection after all works are completed.

Where Council is not nominated as the Principal Certifying Authority, documentary evidence in the form of Compliance Certificates, stating that all work has been carried out in accordance with Camden Council's Development Control Plan 2006, Oran Park DCP 2007 and Engineering Specifications must be submitted to Council prior to the issue of the Occupation Certificate.

- (3) **Compaction (Roads)** - All filling on future public roadways must be compacted at 100% standard compaction and tested in accordance with Camden Council's current Engineering Specification and the most current edition of AS1289.

Compaction activities shall be undertaken by a practicing engineer with National Professional Engineering Registration and a Specific Area of Practice in Subdivisional Geotechnics to Level 1 responsibility in accordance with the requirements of AS 3798 – 1996.

Sample testing is to be undertaken by a NATA registered laboratory with laboratory reports being: -

- (i) endorsed by the engineer noted above, and
- (ii) submitted to the Principal Certifying Authority/Roads Authority prior to a final inspection.

- (4) **Compaction (Building Areas and Allotments)** - Those proposed allotments which are subject to filling must be compacted to 95% standard compaction. The applicant's Geotechnical Engineer must supervise the placing of fill material and certify that the work has been carried out to level 1 responsibility in accordance with Appendix B of AS 3798-1990.

- (5) **Dust Control** – Potential dust generation areas on-site shall be provided with vegetation cover and/or aerial water sprays to ensure that airborne particles are suppressed especially during periods of dry/windy weather.

- (6) **Re-grassing** - All disturbed ground shall be re-grassed or otherwise permanently stabilised.

- (7) **Construction Noise Levels** - Noise levels emitted during remediation works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environmental Protection Authority's Environmental Noise Control Manual. This manual recommends that the acceptable noise level for: -

- (i) Construction period of **4 weeks and under** is level L10 measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- (ii) Construction period **greater than 4 weeks** is level L10 measured over a period of not less than 15 minutes when the construction

site is in operation must not exceed the background level by more than 10 dB(A).

- (8) **Site Management** – To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period, the following practices are to be implemented:

(i) The delivery of material shall only be carried out between the hours of 7 am - 6pm Monday to Friday and between 8am - 5pm on Saturdays.

(ii) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off the site.

(iii) All construction activities shall be confined to the curtilage of the site. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner.

(iv) Construction waste must not be burnt or buried on site, nor should any wind-blown matter be permitted to leave the site. All waste must be disposed of at an approved Waste Disposal Depot.

A waste control container shall be located within the development site.

- (9) **Work Hours** - All such work must be restricted to the following hours: -

a) between 7am and 6pm Mondays to Fridays (inclusive);

b) between 8am to 5pm Saturdays,

Work is prohibited at all other times including Sundays and Public Holidays unless approved in writing by the Principal Certifying Authority.

- (10) **Vehicles Leaving The Site** - The contractor/demolisher/construction supervisor **MUST** ensure that: -

(i) all vehicles transporting material from the site cover such material so as to minimise sediment transfer;

(ii) the wheels of vehicles leaving the site: -

(a) do not track soil and other waste material onto any public road adjoining the site.

(b) fully traverse the Stabilised Access Point (SAP).

- (11) **Removal Of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill / rubbish / asbestos, this material will need to be assessed in accordance with the NSW DECC Waste Classification Guidelines (April 2008) (refer www.environment.nsw.gov.au/waste/envguidlms/index.htm) Once

assessed, the materials will be required to be disposed to a licensed waste facility suitable for the classification of the waste with copies of tipping dockets supplied to Council.

- (12) **Fill Material** – Prior to the importation and/or placement of any fill material on the subject site a validation report and sampling location plan for such material must be submitted to and approved by the Principal Certifying Authority.

The validation report and associated sampling location plan must: -

- i) be prepared by a person with experience in the geotechnical aspects of earthworks, and
- ii) be endorsed by a practicing engineer with National Professional Engineering Registration and with a Specific Area of Practice in Subdivisional Geotechnics, and
- iii) be prepared in accordance with:
 - a) the Department of Land and Water Conservation publication “Site investigation for Urban Salinity”, and
 - b) the Department of Environment and Conservation – Contaminated Sites Guidelines “Guidelines for the NSW Site Auditor Scheme (Second Edition) – Soil Investigation Levels for Urban Development Sites in NSW”.
- iv) confirm that the fill material: -
 - a) provides no unacceptable risk to human health and the environment;
 - b) is free of contaminants;
 - c) has had salinity characteristics identified in the report;
 - d) is suitable for its intended purpose and land use, and
 - e) has been lawfully obtained.

Sampling for salinity of fill volumes: -

- v) less than 6000m³ - 3 sampling locations,
- vi) greater than 6000m³ - 3 sampling locations with 1 extra location for each additional 2000m³ or part thereof.

A minimum of 1 sample from each sampling location must be provided for assessment.

Sampling for Contamination should be undertaken in accordance with the following table:-

Classification of Fill Material	No. of samples per volume	Volume of fill (m ³)
Virgin Excavated Natural Material	1 (see note 1)	1000

Note 1: Where the volume of each fill classification is less than that required above, a minimum of 2 separate samples from different locations must be taken.

- (13) **Building Inspections** - The Principal Certifying Authority (PCA) must determine when inspections of critical building components are necessary. The 'principal contractor' for the building works (as defined by the *Environmental Planning and Assessment Act, 1979*) must notify the PCA for the inspection of the building components.

The *Environmental Planning and Assessment Act 1979* and *Regulation* may prescribe other 'critical stage inspections' of the works. It is recommended that you discuss and confirm all required inspections with the PCA.

Missed critical stage inspections are an offence under the *Environmental Planning and Assessment Act, 1979*, and may prohibit the issue of an Occupation Certificate.

- (14) **Connect Downpipes** – All roof water must be connected to the approved roof water disposal system immediately after the roofing material has been fixed to the framing members. The Principal Certifying Authority (PCA) must not permit construction works beyond the frame inspection stage until this work has been carried out.
- (15) **Excavation And Backfilling** – All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.
- (16) **External Materials and Finishes** - The development shall be completed in accordance with the approved schedule of external materials, colours and finishes.
- (17) **Rainwater tanks** - The rainwater tank(s) for the development must be constructed to comply with the following standards:
- The tank must be designed to capture and store roof water from gutters or downpipes on a building only.

- The tank must be structurally sound.
- The tank must be prefabricated, or be constructed from prefabricated elements that were designed and manufactured for the purpose of the construction of a rainwater tank.
- The tank must be assembled and installed in accordance with the instructions of the manufacturer or designer of the tank.
- The installation of the tank must not involve the excavation of more than 1 metre from the existing ground level, or the filling of more than 1 metre above the existing ground level.
- The tank must not be installed over or immediately adjacent to a water main or a sewer main, unless it is installed in accordance with any requirements of the public authority that has responsibility for the main, nor is the tank to be installed over any structure or fittings used by a public authority to maintain a water or sewer main.
- No part of the tank or any stand for the tank may rest on a footing of any building or other structure, including a retaining wall, unless the structure is designed for such purposes.
- The tank must not exceed 2.4 metres in height above ground level, including any stand for the tank.
- The tank must be located at least 450 millimetres from any property boundary.
- The tank must be located behind the front alignment to the street of the building to which the tank is connected (or, in the case of a building on a corner block, the tank must be located behind both the street front and street side alignments of the building or fencing).
- The overflow from the tank must be directed and connected to the street gutter, drainage easement or an existing stormwater system.
- Any plumbing work undertaken on or for the tank that affects a water supply service pipe or a water main must be undertaken:
 - (i) with the consent of the public authority that has responsibility for the water supply service pipe or water main, and
 - (ii) in accordance with any requirements by the public authority for the plumbing work, and
 - (iii) by a licensed plumber in accordance with the *New South Wales Code of Practice—Plumbing and Drainage* produced by the Committee on Uniformity of Plumbing and Drainage Regulations in New South Wales.
- A sign must be affixed to the tank clearly stating that the water in the tank is rainwater:
- If water in rainwater tanks is intended for human consumption, the tank should be maintained to ensure that the water is fit for human consumption—see the *Rainwater Tanks* brochure produced by NSW Health and the publication titled *Guidance on the use of rainwater tanks*, Water Series No 3, 1998, published by the National Environmental Health Forum.
- Any motorised or electric pump used to draw water from the tank or to transfer water between tanks:

- (i) must not create an offensive noise, and
 - (ii) in the case of a permanent electric pump, must be installed by a licensed electrician.
- The tank must be enclosed, and any inlet to the tank must be screened or filtered, to prevent the entry of foreign matter or creatures.
- The tank must be maintained at all times so as not to cause a nuisance with respect to mosquito breeding or overland flow of water.
- It is recommended that the tank is fitted with a first-flush device, being a device that causes the initial run-off of any rain to bypass the tank to reduce pollutants entering the tank.

7.0 - Subdivision Certificate

The following conditions of consent shall be complied with prior to the Council or issuing a Subdivision Certificate.

- (1) **Subdivision Certificate Release** - The issue of a Subdivision Certificate is not to occur until all conditions of this consent, as those conditions relate to each approved stage, have been satisfactorily addressed and, unless otherwise approved in writing by the Principal Certifying Authority.
- (2) **Subdivision Certificate Application** – Prior to lodging of any Subdivision Certificate/Plan of Subdivision with the Department of Lands - Land and Property Information for registration, the Subdivision Certificate/Plan of Subdivision must be endorsed by Camden Council. Accordingly, a Subdivision Certificate application must be submitted to Camden Council together with the following:
 - i) the appropriate fee as determined by Council's current Schedule of Fees and Charges,
 - ii) the original of the Plan of Subdivision,
 - iii) ten (10) paper copies of the original Plan of Subdivision, suitable for certification by the General Manager of Camden Council,
 - iv) the original instrument pursuant to s.88B of the *Conveyancing Act 1919*,
 - v) all service provision certificates/documents from the relevant service authorities.
 - vi) an electronic version of the proposed Plan of Subdivision in either Document Exchange format (.dxf) or Drawing format (.dwg) prepared in the following co-ordinates AGD66.ISG Zone 56/1 for integration into Council's mapping system.
- (3) **Show Easements on the Plan of Subdivision** - The developer must acknowledge all existing easements on the final plan of subdivision.
- (4) **Show Restrictions on the Plan of Subdivision** - The developer must acknowledge all existing restrictions on the use of the land on the final plan of subdivision.

(5) **Section 88B Instrument** - The developer must prepare a Section 88B Instrument for approval by the Principal Certifying Authority which incorporates the following easements and restrictions to user:

- (a) Subject to final approved intersection layout, access to Oran Park Drive is to be restricted location marked "A" and "B" on the subdivision plan reference 0976-2 .
- (b) Right of carriageway and easement for services over Lot 202 in favour of Lot 201.
- (c) Drainage easement over overland flow paths.
- (d) Easement for on-site-Detention.
- (e) Easement for water quality.
- (f) Asset Protection Zones

(6) **Service Authority Clearance** - Prior to the issue of any Subdivision Certificate the following service authority clearances must be obtained and submitted to the Principal Certifying Authority:

- A section 73 Compliance certificate under the Sydney Water Act 1994 shall be obtained from Sydney Water Corporation.
- Application must be made through an authorised Water Servicing Co-ordinator. Please refer to the Building Developing and Plumbing section of the web site www.sydneywater.com.au then refer to "Water Servicing Co-ordinator" under "Developing Your Land" or telephone 13 20 92.

Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Co-ordinator since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The section 73 Certificate must be submitted to the Principal Certifying Authority prior to release of the plan of subdivision.

- A letter from Integral Energy stating that all its requirements and any conditions of this consent have been satisfied.
- A letter from an approved telecommunications service provider (Telstra, Optus etc) stating that satisfactory arrangements have been made for the provision of underground telephone plant within the subdivision/development

If the applicant proposes to provide services within public reserves or laneways, written permission must be received by Camden Council prior to commencing construction.

8.0 - Prior To Issue Of Occupation Certificate

The following conditions shall be complied with prior to the issuing of an Occupation Certificate. The issue of an "interim" Occupation Certificate may occur if the Principal Certifying Authority (PCA) is satisfied that outstanding matters will be completed within a reasonable time frame. Additional fees for the issue of interim Occupation Certificates may be applied by the PCA.

- (1) The first Occupation Certificate shall not be release until registration of Proposed Lots 201 and 202.
- (2) Prior to the release of the first occupation certificate, a Licence to Operate the wastewater system, under the Local Government Act, 1993, shall be obtained
- (3) **Occupation Certificate** – An Occupation Certificate must be issued by the Principal Certifying Authority (PCA) prior to occupation or use of the development. In issuing an Occupation Certificate, the PCA must be satisfied that the requirements of Section 109H of the *Environmental Planning and Assessment Act 1979* have been satisfied.

The PCA must submit a copy of the Occupation Certificate to Camden Council (along with the prescribed lodgement fee) within two (2) days from the date of determination and include all relevant documents and certificates that are relied upon in issuing the certificate.

The use or occupation of the approved development must not commence until such time as all conditions of this development consent have been complied with.

- (4) **Registration and Notification** - Proprietor/s of the café are required to register the business with Camden Council and complete a Food Business Notification Form. The registration form must be returned to Council, whereas the Notification Form may be completed on-line on the Internet (free of charge) or returned to Council with an administration processing fee of \$55 (inclusive of GST).
- (5) **Canteen Compliance Letter** - Where the consent authority is not the Principal Certifying Authority (PCA) an additional inspection of the commercial kitchen must be undertaken by the Consent Authority) prior to the issue of an Occupation Certificate. A letter is to be issued from the Consent Authority certifying that the kitchen complies with the Food Codes and Regulations.
- (6) **Trade Waste** - The applicant shall enter into a commercial contract for the collection of trade waste and recycling. A copy of this agreement shall be held on the premises at all times.
- (7) **Compliance Report** - That prior to the issue of the Occupation Certificate a compliance report prepared by an independent acoustic consultant shall be submitted and approved by the Principal Certifying Authority that the cumulative affect of mechanical plant operating at the premises does not exceed 42dB(A) at the nearest residential boundary.

For any non-compliance, the acoustic compliance report must make recommendations for compliance or further attenuation of noise sources and these recommendations will be enforced by Council at the cost of the owner / occupier. An application pursuant to s.96 of the EP&A Act for the modification of the issued development consent must be submitted to the Consent Authority, ie Camden Council for determination, with the recommended amendments to be implemented.

The owner / occupier must then provide a supplementary acoustic report to the Principal Certifying Authority certifying that all compliance works have been completed and that noise levels comply with the above criteria.

- (8) **Fencing and Landscaping** to the entire boundary of the site shall be completed prior to the release of any occupation certificate for school and associated buildings.
- (9) **Services and utilities** shall be installed and commissioned prior to the issue of any occupation certificate for any school or any associated buildings.
- (10) **Damaged Assets** – Damage to Council's assets/infrastructure caused by any activity and/or work associated with public utility relocation shall incur no cost to Council. Any such damage must be made good prior to the issue of any Occupation Certificate.
- (11) **Work-as-Executed Drawings** - After completion of all the engineering works and prior to final inspection, sepia Work-as-Executed Drawings signed by a registered surveyor and compaction certificates are to be submitted to the principal certifying authority in accordance with Camden Councils Engineering works Development Control Plan and associated guidelines.
- (12) **Survey Report (Finished Floor Level)** - A survey report prepared by a registered land surveyor must be submitted to Principal Certifying Authority (PCA) verifying the finished floor level of the building. Finished floor levels must conform to levels approved by the development consent.
- (13) **Structural Certification (Completed Building)** – Prior to the issue of an Occupation Certificate, a certificate prepared by a practicing structural engineer, certifying the structural adequacy of the building, shall be submitted to the Principal Certifying Authority (PCA).
- (14) A **School Management Plan** is to be prepared by the applicant, school principal and other appropriate staff members. The Plan is to address the following:
 - a) Documentation to be submitted to parents detailing school hours, when school supervision commences and concludes daily and what time classes begin and conclude;

- b) Measures introduced to ensure safety and security to reduce the likelihood of accident, injury and criminal activity;
- c) Supervision by school staff before school, during recess and lunch times to ensure noise and any disturbance likely to impact on adjoining properties is kept to a minimum;
- d) Complaints Handling Register;
- e) Information to be distributed to properties within 250m from site when there is likelihood for any disturbance or increase in demand for off street car parking spaces (i.e. school award ceremonies and any after school activities);
- f) Litter Management Program.

A copy of the School Management Plan is to be submitted to Camden Council prior to the issue of the Occupation Certificate.

- (15) **School Road Safety Program** Prior to the issue of any Occupation Certificate, a is to be prepared in conjunction with the principal, school representatives, Local Traffic Committee, Council's Road Safety Officer and other relevant persons and is to address the following:

- a) Management/supervision program for students from the "kiss and drop" zones, car parking areas and bus drop off and pick up areas;
- b) Supervision and monitoring conducted by school teaching staff during am and pm peak times;
- c) Supervision and monitoring conducted by school teaching staff of the bus pick up and drop off area during am and pm peak times;
- d) Preparation of educational information relating to pedestrian safety to be distributed to students;
- e) Preparation of educational information in relation to school road safety which is to be distributed to parents.

- (16) **Waste Management Plan** - The proponent must prepare and submit a Waste Management Plan to address issues such as:-

- (a) waste minimisation strategies incorporating the hierarchy of:
 - i. avoidance
 - ii. reduce
 - iii. reuse
 - iv. recycle
- (b) an industry waste reduction plan.
- (c) waste and recycling management details including storage, control service and the like.

In the preparation of the Waste Management Plan due regard must be given to the Regional Waste Plan. The Waste Management Plan must be prepared and lodged with the Consent Authority (ie Camden Council) prior to an Occupation Certificate being issued.

- (17) **Graffiti Management Plan** - A graffiti management plan needs to be incorporated into the maintenance plan for the development. All graffiti shall be removed within 48 hours of the offence.
- (18) **Damaged Assets** – Damage to Council's assets/infrastructure caused by any activity and/or work associated with public utility relocation shall incur no cost to Council. Any such damage must be made good prior to the issue of any Subdivision Certificate.

9.0 - Operational Conditions

- (1) **Reticulated Water Supply** - That as soon as a potable reticulated water supply is available within proximity of the site, connection for the entire site to the reticulated water main must be undertaken within 12 months of it becoming available.
- (2) **Reticulated Sewer** - That as soon as the reticulated sewer is available within proximity of the site, connection to the reticulated sewer must be undertaken for the entire site within 12 months of it becoming available.
- (3) **Septic Tank Decommissioning** - All septic tanks shall be decommissioned without delay once the school has been connected to the reticulated sewer.
- (4) **Liquid Waste** - All liquid waste other than stormwater generated on the premises must discharge to the sewer in accordance with the requirements of Sydney Water in particular the trade waste section.
- (5) **Offensive Noise** - The use and occupation of the premises including all plant and equipment installed thereon, must not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act, 1997.
- (6) **Multi-Purpose Centre** - The hours of operation for the school, including the Multi- Purpose Centre shall be from Monday – Friday 7.00am - 6.00pm only.
- (7) **Mechanical Plant** - The accumulative effect of any mechanical plant installed at the premises shall not exceed 42dB(A) when measured at the nearest boundary during the daytime.
- (8) **Public Address System** - That if it is proposed to place any Public Address system or School bell on the premises, this shall not exceed 42dB(A) when measured at the nearest residential boundary.

10.0 – Fire Safety Schedule

- (1) **Annual Fire Safety Statement** must be provided to Council and the NSW Fire Brigade commencing within 12 months after the date on which the consent authority initial Fire Safety Certificate is received.

- (2) **Annual Fire Safety Certification** - The owner of the building shall certify to Council every year that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard. This purpose of this condition is to ensure that there is adequate safety of persons in the building in the event of fire and for the prevention of fire, the suppression of fire and the prevention of spread of fire.