

COURT DETAILS			
Court	Land and Environment Court of NSW		
Class	1		
Case number	10190 of 2012		
TITLE OF PROCEEDINGS			
Applicant	THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE DIOCESE OF WOLLONGONG		
Respondent	THE COUNCIL OF CAMDEN		
FILING DETÄILS			
Filed for	The Trustees of the Roman Catholic Church for the Diocese of Wollongong, Applicant		
Legal representative	Ken Webber, Wilshire Webb Staunton Beattie Lawyers		
Legal representative's reference	KW:BK:212051		
Contact name and elephone	Ken Webber, (02)9299 3311		

AGREEMENT BETWEEN PARTIES - Section 34(3)(a)

- A The parties have reached an agreement as to the terms of a decision in the proceedings that would be acceptable to the parties (being a decision that the Court could have made in the proper exercise of its functions).
- B The terms of the decision are as follows:
  - 1 Appeal upheld.
  - 2 Development consent for DA 10-2011-1405-1 for a new 1020 student secondary school facility including internal road network, car parking, servicing infrastructure, associated earthworks and landscaping at lots 18, 19 and 20 in DP 31996 known as 70, 78 and 86 Oran Park Drive, Oran Park is approved subject to the conditions set out in Annexure "A" attached.

C Pursuant to section 34(3)(a), the parties request that the Commissioner dispose of these proceedings in accordance with the terms of the decision set out in paragraph B above.

SIGNATURE NU Signature of legal representative Capacity Solicitor for the Applicant m 2012 11 4 Date of signature Signature of legal representative ne Capacity Solicitor for the Respondent By his employed Solartos THERESA SUKKAR 11 5 2012 Date of signature

# ANNEXURE "A"

# **Development Consent Conditions:**

## **1.0 - General Requirements**

The following conditions of consent are general conditions applying to the development.

(1) **Development in Accordance with Plans** – The development is to be in accordance with plans and documents listed below, except as otherwise provided by the conditions of this consent:

Plan / Development No.		Prepared by	Dated
DA – 101	Site Precinct Plan- Existing Demolition		24 November 2011
DA – 102	School Site Plan- Existing and Demolition	Fulton Trotter	24 November 2011
DA – 103	Site Precinct Plan	Fulton Trotter	4 May 2012
DA – 104	School Site Plan	Fulton Trotter	4 May 2012
DA – 105	Site Materiality	Fulton Trotter	24 November 2011
DA 106	Traffic Movement Plan	Fulton Trotter	4 May 2012
DA – 107	Staging Plans 1	Fulton Trotter	4 May 2012
DA – 108	Staging Plan 2	Fulton Trotter	4 May 2012
DA – 109	Site Analysis & Shadow Plan	Fulton Trotter	24 November 2011
DA – A – 201	Administration- Ground Floor Plan	Fulton Trotter	24 November 2011
DA – A – 202	Administration- Roof Plan	Fulton Trotter	24 November 2011
DA – A – 301	Administration- Elevation	Fulton Trotter	24 November 2011
DA – A – 302	Administration- Sections	Fulton Trotter	24 November 2011
DA – C – 201	Covered Outdoor Area – Ground Floor Plan	Fulton Trotter	24 November 2011
DA – C – 202	Covered Outdoor Learning Area– First Floor Plan	Fulton Trotter	24 November 2011
DA – C – 203	Covered Outdoor Learning Area-	Fulton Trotter	24 November 2011

	Roof Area		
DA – C – 301	Covered Outdoor Learning Area– Elevations & Section	Fulton Trotter	24 November 2011
DA – J – 201	Junior GLA'S- First Floor Plan	Fulton Trotter	24 November 2011
DA – J – 202	Junior GLA'S– Roof Plan	Fulton Trotter	24 November 2011
DA – J – 301	Junior GLA'S South- Elevation & Sections	Fulton Trotter	24 November 2011
DA – J – 302	Junior GLA'S North - Elevation & Sections		24 November 2011
DA – G – 201	Senior GLA'S 1– Floor Plan	Fulton Trotter	24 November 2011
DA – G – 202	Senior GLA'S 1– Roof Plan	Fulton Trotter	24 November 2011
DA – G – 301	Senior GLA'S 1– Elevation and Sections		24 November 2011
DA – G2 – 201	Senior GLA'S 2– Elevation and Sections	Fulton Trotter	24 November 2011
DA – G2 – 202	Senior GLA'S 2– Roof Plan	Fulton Trotter	24 November 2011
DA – G2 – 301	Senior GLA'S 2– Elevation & Section		24 November 2011
DA – S – 201	Science- Ground Floor Plan	Fulton Trotter	24 November 2011
DA – S – 202	Science- Roof Plan	Fulton Trotter	24 November 2011
DA – S – 301	Science- Elevation & Section		24 November 2011
DA – L – 201	Learning Centre Ground Floor Plan	Fulton Trotter	24 November 2011
DA – L – 202	Learning Centre First Floor Plan	Fulton Trotter	24 November 2011
DA – L – 203	Learning Centre- Roof Plan	Fulton Trotter	24 November 2011
DA – L – 301	Learning Centre- Elevation Learning Centre Wing	Fulton Trotter	24 November 2011
DA – L – 302	Learning Centre – Elevation GLA	Fulton Trotter	24 November 2011

	Wing		
DA – L – 303		Luken Teetter	Od Navamber 0014
	Learning Centre- Section		24 November 2011
DA – T – 201	Creative Arts – Ground Floor Plan	Fulton Trotter	24 November 2011
DA – T – 202	Creative Arts – First Floor Plan	Fulton Trotter	24 November 2011
DA – T – 203	Creative Arts – Roof Plan	Fulton Trotter	24 November 2011
DA – T – 301	Creative Arts- Elevation	Fulton Trotter	24 November 2011
DA – T – 302	Creative Arts – Section	Fulton Trotter	24 November 2011
DA – TAS – 201	Art/Media Building – Floor Plans	Fulton Trotter	24 November 2011
DA – TAS – 202	Technology & Applied Science- Floor Plans	Fulton Trotter	24 November 2011
DA – TAS – 203	Art/Media Building – Roof Plans	Fulton Trotter	24 November 2011
DA – TAS – 204	Technology & Applied Science – Roof Plans	Fulton Trotter	24 November 2011
DA – TAS – 303	Technology & Applied Science- Elevation and Sections	Fulton Trotter	24 November 2011
DA – TAS – 301	Media Building Elevations & Sections	Fulton Trotter	24 November 2011
DA – TAS – 302	Art Building Elevation & Sections	Fulton Trotter	24 November 2011
DA – H – 201	Multi Purpose Hall Floor Plan	Fulton Trotter	4 May 2012
DA – H – 202	Multi Purpose Hall Roof Plan	Fulton Trotter	4 May 2012
DA – H – 301	Multi Purpose Hall Elevation	Fulton Trotter	4 May 2012
DA – H – 302	Multi Purpose Hall Section	Fulton Trotter	4 May 2012
DA – MA – 201	Maintenance Shed – Plans, Elevation & Sections	Fulton Trotter	24 November 2011
P1103130JD10VO 2 (1) Rev 3	Preliminary Sediment and	Martens & Associates PTY	4 May 2012

	Erosion Control	LTD	
P1103130JD10VO 2 (2) Rev 3	Plan Preliminary Sediment and Erosion Control Plan	1	4 May 2012
11_020 L00 Rev B	Tree Survey Plan	Habitation	22 November 2011
11_020 L01 Rev D	Landscape Site Plan	Habitation	4 May 2012
11_020 L02 Rev C	Concept Imagery	Habitation	22 November 2011
11_020 L03 Rev C	Planting Schedule	Habitation	22 November 2011
11_020 L04 Rev B	Sections	Habitation	22 November 2011
11024.1	Statement of Environmental Effects	Innovation Planning Australia	November 2011
2011-1585	Statement of Heritage Impact	Rappoport Pty Ltd	November 2011
P1103130JR04V0 3	Stormwater Management Plan	Martens Consulting Engineers	May 2012
Job:3112	Traffic Study for proposed Ultimate School Development	Christopher Hallam & Associates Pty Ltd	18 November 2011
N/A	Arborists Report: Trees at Proposed St Benedict's Catholic College site, Lot 18 Oran Park Road, Oran Park	David Potts	October 2011
N/A	Arborists Report: Trees at Proposed St Benedict's Catholic College site, Lot 19 & 20 965-971 Oran Park Road, Oran Park	David Potts	September 2011
B111585-1	Bushfire Protection Assessment	Australian Bushfire Protection Planners Pty Limited	8 September 2011
5573-R1 Revision 0	Masterplan Acoustical Assessment	SLR global environment solutions	16 November 2011
P1103130JR03V0	Salinity	Martens consulting	November 2011

1	Assessment	engineers	
P1103130JR05V0 1	Salinity Management Plan	Martens consulting engineers	November 2011
P1103130JR02V0 1	Preliminary Geotechnical Assessment	Martens consulting engineers	November 2011
P1103130JR01V0 1	Stage 1 and 2 Environmental Site Assessment	Martens consulting engineers	November 2011
P1103130JR06V0 1	Remedial Action Plan	Martens consulting engineers	November 2011

Where there is an inconsistency between the approved plans/documentation and the conditions of this consent, the conditions of this consent override the approved plans/documentation to the extent of the inconsistency.

(2) **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 and natural landscape features, other than any existing vegetation and/or natural landscape feature authorised for removal, pruning, impact upon or disturbance by this Consent.

The following procedures shall be strictly observed:

- (a) no additional works or access/parking routes, transecting the protected vegetation shall be undertaken without Council approval,
- (b) pedestrian and vehicular access within and through the protected vegetation shall be restricted to Council approved access routes.
- (3) **Design and Construction Standards** All proposed civil and structural engineering work associated with the development must be designed and constructed strictly in accordance with:
  - (a) Carnden Council's current Engineering Specifications, and
  - (b) Camden Council's Development Control Plan 2011

It should be noted that designs for line marking and regulatory signage associated with any proposed public road within this subdivision <u>MUST</u> be submitted to and approved by the Roads and Maritime Services, Camden Council prior to the issue of any Construction Certificate

- (4) **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 TRH, lead, copper 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 St Benedict's Secondary School 965, 971 and 977 Oran Park Drive, Oran Park, prepared by Martens consulting engineers P1103130JR06V01 November 2011.
- (5) **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.
- (6) **Salinity Management Plan** All buildings, landscaping and associated infrastructure proposed to be constructed on the land must be built in accordance with the Salinity Management Plan proposed St Benedict's Secondary School Prepared by Martens consulting Engineers P1103130JR05V01 dated November 2011.
- (7) **Temporary Water Supply** The temporary water supply at all times shall comply with the Public Health Act.
- (8) Inspection of the Temporary Water Supply Council will undertake a periodic inspection of the system records, testing results. The payment of an appropriate fee will be charged.
- (9) **Permanent Water Supply** As soon as 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.
- (10) **Permanent Sewer** 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.
- (11) **Septic Tanks** All septic tanks shall be decommissioned without delay once the school has been connected to the reticulated sewer.
- (12) Environmentally Satisfactory Manner Operation of the proposed development is to be undertaken in an environmentally satisfactory manner as defined under the Protection of the Environment Operations Act 1997.

- (13) **Pollution of Water** In accordance with Section 120 of the Protection of the Environment Operations Act, 1997 one shall not pollute any waters.
- (14) Deleted
- (15) **Concurrence from External Authorities** Correspondence from the Rural Fire Service is attached and forms part of this development consent. All requirements of this correspondence (being a bushfire safety authority) must be complied with at all times.
- (16) **Internal Circulation and Parking -** Internal circulation and parking area design is to comply with AS2890. A plan is to be submitted to Council showing compliance.
- (17) **Internal Roads** All internal roads used by buses are to be designed to accommodate a 12.5 metre rigid vehicle. Swept paths showing compliance with this requirement are to be submitted to Council for approval.
- (18) Shared Pedestrian and Cycle Path A shared pedestrian and cycle path is required along the full site frontage on Oran Park Drive. The design and location of the path shall allow for with the ultimate 4 lane configuration of Oran Park Drive (formally Cobbitty Road) upgrade drawing shown in Brown Consulting Plan L05138 (DA Reference: 724/2077).
- (19) **School Zones** It is the responsibility of the applicant to apply to the RMS for a school zone. The application is to satisfy the following as outlined in the Sydney Regional Development Advisory letter dated 17 April 2012:
  - A significant number of vehicles and pedestrians will access the site at the start and end of the school day. School Zones must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school.
  - Roads and Maritime Services (RMS) is responsible for speed management along all public roads within the state of New South Wales. That is, RMS is the only authorised organisation that can approve speed zoning changes and authorise installation of speed zoning traffic control devices on the road network within New South Wales.
  - Therefore, the Developer must obtain written authorisation from the RMS to install the School Zone signs, flashing lights and associated pavement marking and/or remove / relocate any existing Speed Limit signs.

- To obtain authorisation the Developer must submit the following, at least six (6) weeks prior to students occupation of the site, for review and approval by RMS:
  - a) A copy of Councils development conditions of consent.
  - b) The proposed school commencement / opening date.
  - c) Two (2) sets of detailed design plans showing the following
    - Scholl property boundaries
    - All adjacent road carriageways to the school property.
    - All proposed school access points to the public road network and any conditions imposed / proposed on their site.
    - All existing and proposed pedestrian crossing facilities on the adjacent road network.
    - All existing and proposed traffic control devices and pavement markings on the adjacent road networks (including School Zone signs and pavement markings).
    - All existing and proposed street furniture and street trees.

For further information regarding the school speed zone, please contact RMS's Speed management Officer on 8849-2745

- School Zone signs, flashing lights and pavement marking patches must be installed in accordance with RMS's approval / authorisation, guidelines and specifications,
- All School Zone signs, flashing lights and pavement markings are to be installed prior to student occupation of the site.
- All School Zone signs, flashing lights and pavement markings are to be installed at no expense to the RMS.
- The Developer must maintain records of all dates in relation to installing, altering removing traffic control devices related to speed.
- Following installation of all School Zone signs, flashing lights and pavement markings the Developer must arrange an inspection with the RMS for formal handover of the assets to the RMS. The installation date information must also be provided to the RMS at the same time.

<u>Note:</u> Until the assets are formally handed over and accepted by RMS, RMS takes no responsibility of the School Zone(s) / assets.

(20) **Pedestrian Crossing** - The internal pedestrian crossing is to be removed and replaced with a raised flat top threshold.

- (21) **No Stopping Signs** No stopping signage is to be provided along both sides of Oran Park Drive for the length of the school frontage. A sign plan is to be submitted to Council's Local Traffic Committee for formal approval.
- (22) **Signalised Intersection** The signalised intersection at Oran Park Drive is to be designed to satisfy RMS requirements. The applicant is required to enter into a contract / agreement with the RMS to provide the traffic signals at no cost to Council or the RMS prior to the release of the Occupation Certificate. The applicant is required to enter into a contract / agreement with the RMS to provide the traffic signals at no cost to Council or the RMS prior to the release of the Occupation Certificate. Modifications of the design require the written approval of the RMS. The signal design is to address the below points as out lined in the RMS, Sydney Regional Development Advisory Committee letter dated 17 April 2012.
  - Dual approach and departure through lanes shall be provided on Oran Park Drive.
  - A 100 metre long right turn storage bay shall be provided on the eastern approach to the proposed signalised intersection.
  - In accordance with the RMS policy, signalised pedestrian phase shall be provided on all legs of the intersection. Any exemption shall be submitted to the manager of Network Operations for approval.
  - No stopping zones shall be provided on both sides of Oran Park Drive, which covers the entire frontage of the subject site.
  - A minimum 4.5 metre wide median shall be provided on the site access road on approach to Oran Park Drive intersection for the future provision of an additional right turn lane while maintaining a central raised concrete median island. The detailed signal design plan shall illustrate to RMS satisfaction that the future additional right turn bay can be constructed in the future.
  - A left turn deceleration lane shall be provided on Oran Park Drive into the proposed access road and shall be designed and constructed in accordance with Austroads and RMS supplements.
  - The left turn deceleration lane may require land dedication from the subject site as public road, which shall be at full coast to the developer.
  - An easement will be required on the subject site on the private access road to enable RMS to have 24 hour access to maintain the traffic signal infrastructure.

- The proposed signalised intersection shall be designed and constructed in accordance with Austroads, RMS's supplements, RMS's Traffic signal Design Manual and other Australian standards and endorsed by suitable qualifies practitioner.
- The certified copies of traffic signal design and civil design plans as well as swept path analysis shall be submitted to RMS for consideration and approval prior to the release of any relevant Construction Certificate by the certifying Authority and commencement of any road or road traffic signal works. RMS fees for administration, plan check, signal works inspection and project management shall be paid by the developer prior to the commencement of works. An upfront ten (10) year maintenance fee (payable to RMS) will apply to the new signalised intersection.
- The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned traffic signal and civil works. The Works Authorisation Deed (WAD) will need to be executed prior to RMS assessment of the detailed traffic signal design plans.
- No Occupation Certificate shall be released until the traffic signals and associated road works are fully constructed and operational.
- (23) Signal Design The signal design shall be in accordance with the ultimate 4 lane configuration of Oran Park Drive (formally Cobbitty Road) upgrade drawing shown in accordance with Brown Consulting Plan L05138 (DA Reference: 724/2007).

## 2.0 - Construction Certificate Requirements

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

(1) **Protection for Existing Trees and Other Landscape Features on Site** -The protection of existing trees and other landscape features, other than any existing trees and natural landscape features authorised for removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites.

All initial procedures for the protection of existing trees and landscape features, as detailed in AS 4970-2009, must be installed prior to the commencement of any earthworks, demolition, excavation or construction works on the Development site.

The works and procedures involved with the protection of existing trees and other landscape features, are to be carried out by suitable qualified and experienced persons or organisations. This work should only be carried out by a fully insured and qualified Arborist.

Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

(2) Street Tree Protection Standards During all Development and Construction works - The protection of existing Nature Strip Street Trees, other than any existing street trees authorised by the Consent Authority (i.e. Camden Council) for relocation, removal, pruning, impact upon or disturbance by this Consent, must be carried out as specified in the Australian Standard AS 4970-2009 Protection of Trees on Development Sites. The Consent Authority (i.e. Camden Council) must approve and authorise any works or impacts on any existing Nature Strip Street Tree prior to those works or impacts occurring.

The works and procedures involved with the protection of existing street trees are to be carried out by a suitable qualified and experienced Arborist or organisation. Minimum suitable qualifications for the Arborist are to be at a standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture.

Prior to the issue of the relevant Construction Certificate, all initial procedures for the protection of existing trees as detailed in AS 4970-2009, must be installed. All procedures for the protection of existing street trees must be applied, functioning and appropriately maintained during any earthworks, demolition, excavation (including any driveway installation) and construction works applicable to this Consent.

(3) Civil Engineering Plans - Indicating drainage, roads, accessways, earthworks, pavement design, details of linemarking and traffic management details must be prepared strictly in accordance with Camden Council's Development Control Plan 2011 and Engineering Specifications, and are to be submitted for approval to the Principal Certifying Authority prior to the relevant Construction Certificate being issued.

#### Note:

Under the Roads Act 1993, only the Council can issue a Construction Certificate for works within an existing road reserve. (4) **Dilapidation Survey** - A photographic dilapidation survey of existing public roads, kerbs, footpaths, drainage structures and any other existing public infrastructure within the immediate area of the development site must be submitted to the Council prior to the issuing of the Construction Certificate.

The survey must include descriptions of each photo and the date when each individual photo was taken.

- (5) Environmental Site Management Plan An Environmental Site Management Plan must be submitted to the 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:
  - (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; and
  - (d) all other environmental matters associated with the site works such as noise control, dust suppression and the like.
- (6) **Performance Bond** Prior to the issue of the Construction Certificate, a performance bond of \$20,000.00 must be lodged with Camden Council in accordance with Camden Council's Engineering Construction Specifications.
- (7) **Civil Engineering Details** The developer must submit details of all engineering works on engineering plans to the Certifying Authority for approval prior to the relevant Construction Certificate being issued.
- (8) Public Risk Insurance Policy Prior to the issue of the Construction Certificate, the owner or contractor is to take out a Public Risk Insurance Policy in accordance with Camden Council's current Engineering Design Specifications.
- (9) Car Parking Design The design, construction details of the parking spaces, access thereto and all other external hardpaved areas must conform to the Consent Authority's (ie Camden Council) standard, and documentary evidence of compliance of above condition must be submitted by an Accredited Certifier/suitably qualified person/Council or the Principal Certifying Authority prior or the relevant Construction Certificate being issued.

A work-as-executed plan and/or documentary evidence of compliance with the above conditions must be provided by an Accredited Certifier or Council prior to the the relevant Occupation Certificate being issued.

For the purpose of this condition, a parking space must only be used for the parking of motorcycles, sedans, utilities, vans and similar vehicles up to two (2) tonne capacity.

(10) Stormwater – Overland flow of Stormwater from On-Site Detention (OSD) facilities on the land over any adjoining land, shall be ultimately drained either directly to a public system or through a drainage easement, to a defined watercourse or other suitable disposal location.

Any easement much encompass the full length and width of the required stormwater flow and/or discharge to have a capacity to carry the difference between the 1% flow and any piped flow, subject to "Blockage Factors", in accordance with Camden Council's Current Engineering Specification.

Any Easement for Overland Flow, a Section 88B restriction as to user must be created on the title of the land burdened by the easement prohibiting the alteration of surface levels within the easement to allow overland flow to be contained with the easement.

Notwithstanding the above, the existing manner of stormwater disposal from the site may continue for the post development condition of the site provided that;

(a) The discharge is to be in accordance with the approved stormwater management plan.

(b) The applicant will actively pursue the disposal of stormwater firstly referred to in this condition with the owner of the adjoining land is to be developed.

In any event, the disposal of stormwater firstly referred to in this condition shall be pursued and catered for in a Construction Certificate on the burdened adjoining land and be registered with the Subdivision Certificate for the adjoining land.

(11) 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. The applicant is advised to contact the appropriate regulatory authority for the design criteria. The system must, as a minimum, prohibit the discharge of hydrocarbons and heavy metals in stormwater from the site.

- (12) Stormwater Detention The capacity of the existing stormwater drainage system must be checked to ensure its capability of accepting the additional runoff from this development. If necessary an on-site detention system must be provided to restrict stormwater discharges from the site to predevelopment flows in accordance with Camden Council's current Engineering Design Specifications.
- On completion of the on-site detention system, Works-as-Executed plans are to be prepared by a Registered Surveyor or the Design Engineer 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:
- (a) the works having been constructed in accordance with the approved plans.
- (b) actual storage volume and orifice provided.
- (c) 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:
- (a) 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.
- (b) 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.

- (13) **Road Design** The internal road designed shall be carried out to Council's design specifications with a Traffic Loading of ESA 5x105 and constructed with flexible or rigid pavement to Council's Engineering Specifications.
- (14) **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.
- (15) Temporary Sewer Works Prior to the issue of the Constriction Certificate a Section 68 Approval to Install a temporary Commercial pumpout Sewage Management System shall be obtained from Council under section 68 of the Local Government Act 1993.
- (16) Approval Temporary Water Supply Prior to the issue of a Construction Certificate a Section 68 Approval including a Water Supply Management Plan for the temporary supply of water works shall be obtained from Council under section 68 of the Local Government Act 1993.
- (17) Food Premise and Café Fitout Prior to issue of a Construction Certificate plans and specifications are to be submitted to Camden Council detailing the construction and fit out of any proposed food premises/ café 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).
- (18) Special Infrastructure Contribution Prior to the issue of any 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 2011 (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/DevelopmentContributionsSyst em/tabid/75/language/en-US/Default.aspx

## **3.0 - Prior To Works Commencing**

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

- (1) Tree Removal Works that will Require a Public Road Activity Approval

   Any proposed tree or vegetation removal or clearing that:
   (a) Requires Council Consent for that work to occur:
  - (b) Will involve the use of a crane: or
  - (c) utilises any such equipment.

that will impact upon a Public Road in such a manner that the normal vehicle movement, peak hour and school zone traffic, immediate residents, area amenity or pedestrian thoroughfares are affected, must be approved by the Public Roads Authority (ie, Camden Council).

That approval, in the form of a Public Road Activity approval, must be obtained prior to the commencement of the subject tree work.

Accordingly, an application for approval for a Public Road Activity must be submitted to the Public Roads Authority (ie, Camden Council).

Public Road Activity (PRA) application forms are available from Council's Customer Service Counter or from Council's internet site www.camden.nsw.gov.au.

The PRA application shall include:

- (a) Supporting information that details all proposed activities.
- (b) A Certificate of Currency for an appropriate Public Liability Policy.
- (c) A Traffic Control Plan (TCP). A Roads & Traffic Authority (RTA) accredited person or organisation must prepare the TCP.
- (d) Details of the notification process to be applied, for affected street residents.
- (2) **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.

Provide a stabilised entry/exit point. The access should be a minimum of 2.5m wide and extend from the kerb to the building line. The access should consist of aggregate at 30-40mm in size.

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

- (3) **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.
- (4) **Erection of Signs** The erection of signs shall be undertaken in accordance with Clause 98A of the *Environmental Planning and Assessment Regulation 2000.*
- (5) Notice of Commencement of Work and Appointment of Principal Certifying Authority – Notice in the manner required by Section 81A of the Environmental Planning and Assessment Act 1979 and clauses 103 and 104 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 or subdivision works.
- (6) **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.
- (7) Prior to Demolition of Buildings 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 any demolition/ remediation works taking place.

- (8) **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.
- (9) **Sedimentation and Erosion Control -** Sedimentation and erosion control measures are to be installed prior to any soil remediation or excavation activity and maintained for the full period of works.

## 4.0 - During Construction

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

- (1) **Responsibility for Damage of Tree Removal/Pruning** The applicant is responsible for any damage caused to existing public utilities, footpaths or public roads during the cutting down, grinding, removal and disposal of the timber and roots. Care must also be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicants' agent may be liable to pay compensation to any adjoining owner if, due to tree works, damage is caused to such adjoining property.
- (2) **Conditional Approval for Tree Removal/Pruning** Consent is granted for the removal of trees and pruning of trees as indicated within Architectural drawings DA-101 and DA-102 as well as Landscape Architects drawing L00.

This work should only be carried out by a fully insured and qualified Arborist. Suitable qualifications for an Arborist are to be a minimum standard of Australian Qualification Framework (AQF) Level 3 in Arboriculture for the actual carrying out of tree works and AQF Level 5 in Arboriculture for Hazard, Tree Health and Risk Assessments and Reports.

Where possible all green waste generated from the approved tree work is to be recycled into mulch or composted at a designated facility. All reasonable measures must be taken to protect the remaining vegetation on the site from damage during the approved tree works.

The recommendations contained in the David Potts arborist reports are to be carried out as detailed in the subject reports.

- (3) **Hours of Work** The hours for all construction and demolition work are restricted to between:
  - (a) 7.00am and 6.00pm, Monday to Friday (inclusive);
  - (b) 7.00am to 4.00pm on Saturday (if construction noise is inaudible to adjoining residential properties), otherwise 8.00am to 4.00pm;
  - (c) work on Sunday and Public Holidays is prohibited.
- (4) **Compaction of Fill** Any filling of up to 1.0m on the site must be compacted in accordance with Camden Council's current Engineering Design Specifications.
- (5) **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:
  - the delivery of material shall only be carried out between the hours of 7.00am and 6.00pm, Monday to Friday, and between 8.00am and 4.00pm on Saturdays;
  - (b) 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;
  - (c) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - (d) waste must not be burnt or buried on site, nor should wind-blown rubbish be allowed to leave the site. All waste must be disposed of at an approved Waste Disposal Depot;
  - (e) a waste control container shall be located on the development site.
- (6) **Civil 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) prior to installation of sediment and erosion control measures;
  - (b) prior to backfilling pipelines and subsoil drains;
  - (c) prior to casting of pits and other concrete structures, including kerb and gutter, roads, accessways, aprons, pathways and footways, vehicle crossings, dish crossings and pathway steps;

- (d) proof roller test of subgrade and sub-base;
- (e) roller test of completed pavement prior to placement of wearing course;
- (f) prior to backfilling public utility crossings in road reserves;
- (g) prior to placement of asphaltic concrete;
- (h) final inspection after all works are completed and "Work As Executed" plans, including work on public land, have been submitted to Council.

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 2011 and Engineering Specifications must be submitted to Council prior to the issue of the Subdivision/Occupation Certificate.

- (7) **Protection of Public Places** If the work involved in the erection or demolition of a building:
  - (a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - (b) 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.

- (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 and Vibration Remediation and construction works shall not give rise to offensive noise, dust, odour, vibration as defined in the Protection of the Environment Operations Act 1997when measured at the property boundary.
- (11) Stockpiling All stockpiles of contaminated material shall be suitably covered to prevent dust and odour nuisance. No 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/envguidlns/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 be 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.

Where remediation work is required the applicant will be required to comply fully with Councils Policy- Management of Contaminated Lands with regards to obtaining consent for the remediation works.

(15) **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 Specific Area of Practice in Subdivisional Geotechnics, and
- iii) be prepared in accordance with:

## \*For "Virgin Excavated Natural Material (VENM)":-

- 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, specifically the aggressiveness of salts to concrete and steel (refer Department of Land and Water Conservation publication "Site investigation for Urban Salinity");
  - d) is suitable for its intended purpose and land use, and
  - e) has been lawfully obtained.

## Sampling of VENM for salinity of fill volumes: -

v) less than 6000m<sup>3</sup> - 3 sampling locations,

vi) greater than 6000m<sup>3</sup> - 3 sampling locations with 1 extra location for each additional 2000m<sup>3</sup> or part thereof.

For (v) and (vi) a minimum of 1 sample from each sampling location must be provided for assessment.

Sampling of VENM for Contamination and Salinity should be undertaken in accordance with the following table:-

Classification of Fill Material	No of Samples Per Volume	Volume of Fill (m <sup>3</sup> )
Virgin Excavated	1	1000
Natural Material	(see Note 1)	

\*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.

- (16) **Temporary Water Supply Management Plan** The approved Temporary 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
- (17) Noise Levels All noise emitted during demolition/ remediation/ construction works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW EPA's Interim Construction Noise Guidelines.
- (18) Soil and Sediment Control The applicant and/or employees, agents or sub-contractors may be liable to prosecution under the Environmental Planning and Assessment Act, 1979 for a breach of a condition, or Protection of the Environment Operations Act, 1997 for a pollution offence if sediment, including soil, excavated material, building materials or other materials are allowed to fall, descend, percolate, be pumped, drained, washed or allowed to flow to the street, stormwater system or waterways or be placed in a position where any of the aforementioned may occur which shall result in, or is likely to result in pollution. The applicant shall ensure that its employees, agents or subcontractors provide and maintain sediment control measures and suitable site practices the protect the stormwater system or waterways from the ingress of sediment.
- (19) **Damaged Assets** Any work and public utility relocation within a public place shall incur no cost to Council.

# 5.0 - Prior To Issue Of Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Street Trees, their Tree Root Barrier Guards, Protective Guards and Bollards -** During any earthworks and development works relating to this Consent, the Applicant is advised:
  - (a) That any nature strip street trees, their tree guards, protective bollards, garden bed surrounds or root barrier installation which are disturbed, relocated, removed, or damaged must be successfully restored at the time the damage or disturbance occurred.
  - (b) Any repairs, relocations, reinstallations or replacements needed to the street trees, bollards, garden bed surrounds, tree guards or existing root guard barriers, are to be completed with the same type, species, plant maturity, materials and initial installation standards and the works and successful establishment of the trees carried out prior to the issue of the Occupation Certificate.
  - (c) An inspection must be arranged with Council's Landscape Development Officer, to determine that the Street Trees and any protective or installation measures have been restored correctly and some degree of reestablishment has occurred.
  - (d) The inspection must occur prior to the issue of the Occupation Certificate.
- (2) Works as Executed Plan Prior to the Occupation Certificate being issued, a works-as-executed plan must be submitted to the Principal Certifying Authority in accordance with Camden Council's current Engineering Construction Specifications.
- (3) Lighting All external at the intersection with Oran Park Drive and internal lighting for pedestrian movement, parking and essential areas shall be provided in accordance with the Australian Standard 1158.
- (4) Work on Public Roads Any work on a public road shall be subject to an approval under the Road Act and inspection by the Road Authority.
- (5) 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.

- (6) Site Validation Report A validation report incorporating a notice of completion must be submitted to and approved by the Consent Authority 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.
- (7) **Works as executed Plan** 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.
- (8) Compliance Report 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:
  - (a) The cumulative affect of mechanical plant operating at the premises does not exceed 42dB(A) Leq 15 min when measured at the site boundary; and

(b) That the internal criteria of 40dB(A) Leq Noisiest 1-hour period for all classrooms are met.

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.

(9) Registration and Notification - Proprietor/s of any proposed food premises/ 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).

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 the relevant Occupation Certificate. A letter is to be issued from the Consent Authority certifying that the kitchen complies with the Food Codes and Regulations.

- (10) School Road Safety Plan Prior to the issue of any Occupation Certificate, a School Road Safety Plan is to be prepared in conjunction with school representatives, Council's Road Safety Officer and other relevant persons and is to address the following:
  - Management/supervision program for students from the "kiss and drop" zones, car parking areas and bus drop off and pick up areas, if appropriate;
  - Supervision and monitoring conducted by school teaching staff during am and pm peak times if appropriate;
  - Supervision and monitoring conducted by school teaching staff of the bus pick up and drop off area during am and pm peak times if appropriate;
  - Preparation of educational information relating to pedestrian safety to be distributed to students;
  - Preparation of educational information in relation to school road safety which is to be distributed to parents.
- (11) **Gutter/Footway Crossings** The following works must be constructed prior to the issue of the Occupation Certificate and under the Roads Act 1993 must be approved by Camden Council:
  - Provision of a heavy duty industrial gutter crossing at all points of ingress and egress.
  - All services within 1.0m of the crossing and all affected services due to the proposed works shall be adjusted in consultation with the appropriate Service Authority. A minimum splay of 1.0m shall be provided on either side of the proposed driveways at the gutter.

All works must be carried out strictly in accordance with Camden Council's current Engineering Specifications. Prior to works commencing the applicant must contact Council on (02) 4654 7777 to arrange payment of fees and inspection of the works.

## 6.0 - Operational Conditions

The following conditions of consent are operational conditions applying to the development.

- (1) **Outdoor Noise** Accumulative effect of all outdoor play activities on the premises shall not exceed 47dB(A) Leq 15 min when measured at the site boundary during the day time period.
- (2) Acoustic Requirements For Classrooms Bush Chapel and COLA -That the use of the school classrooms, including bush chapel and COLA area shall not exceed 42dB(A) Leq 15 min when measured at the site boundary during the daytime and evening period.
- (3) Acoustic Requirements for Mechanical Plant The accumulative effect of any mechanical plant installed at the premises shall not exceed 42dB(A) Leq 15 min when measured at the site boundary.
- (4) School Bell All Public Address system or School bell on the premises, this shall not exceed 42dB(A) Leq 15 min when measured at the nearest residential boundary.
- (5) **Collection of Waste** A commercial contract for the collection of trade waste and recycling must be entered into . A copy of this agreement shall be held on the premises at all times.
- (6) **Offensive Noise** The use and occupation of the premises including all plant and equipment must not give rise to any offensive noise within the meaning of the Protection of the Environment Operations Act, 1997.
- (7) **Hours of Operation** The hours of operation for the educational establishment use is from 7.00am to 10.00pm Monday to Sunday.

All vehicle movements, deliveries and any other operations associated with the use of the premises must be restricted to approved hours of operation. Any alteration to these hours will require the prior approval of the Consent Authority.

(8) Student and Staff Capacity – The student capacity of the school is to be no more then 1020 Students and having a total of 82 staff employed as outlined in the Statement of Environmental Effects 11024.1 dated November 2011 part 3.1 'Student and Staff numbers'.

All communications to be addressed to:

Headquarters 15 Carter Street Lidcombe NSW 2141

Telephone: 1300 NSW RFS e-mail: csc@rfs.nsw.gov.au Headquarters Locked Bag 17 Granville NSW 2142

Facsimile: 8741 5433



The General Manager Camden Council PO Box 183 Camden NSW 2570

Your Ref: n/a Our Ref: D11/2648 DA11121581391 MA

ATTENTION: Jeremy Swan

11 May 2012

Dear Sir/Madam

## Integrated Development for 18//31996 70 Oran Park Road Oran Park 2570

I refer to your letter dated 9 May 2012 seeking general terms of approval for the above Integrated Development in accordance with Clause 55(1) of the Environmental Planning and Assessment Regulation 2000.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

## **Asset Protection Zones**

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

 At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

#### Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

2. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

### Access

The intent of measures for internal roads is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:

3. Internal roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

#### **Evacuation and Emergency Management**

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

• An Emergency /Evacuation Plan is to be prepared consistent with the NSW Rural Fire Service document 'Guidelines for the Preparation of Emergency/Evacuation plan'.

#### Landscaping

4. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006' and the RFS document 'Standards for Asset Protection Zones'.

This letter is in response to a further assessment of the application submitted and supersedes our previous general terms of approval dated 11 January 2012.

For any queries regarding this correspondence please contact Matthew Apps on 1300 NSW RFS.

Yours sincerely

Miles Jam

Nika Fomin Team Leader Development Assessment

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at <u>www.rfs.nsw.gov.au</u> and search under 'Planning for Bush Fire Protection, 2006'.