

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Environmental Planning and Assessment Act, 1979 (Section 81)

Applicant: **UNIVERSITY OF WESTERN SYDNEY**

LOCKED BAG 1797
PENRITH 2750

Determination Number: **12-942**

DRAFT

Property Description: LOT 3 DP853847, 2A EASTERN ROAD, QUAKERS HILL

Development: Educational establishment for university purposes involving the construction of a new 2 storey building with a 400 seat lecture theatre, 20 classrooms, associated amenities, tree removal and landscaping to accommodate up to 1,000 students and 40 staff (UWS Nirimba Campus).

Determination: *Pursuant to Section 81 of the Act Council advises that the Development Application has been determined by:*

- GRANTING OF CONSENT SUBJECT TO THE CONDITIONS ATTACHED ON THE FOLLOWING PAGES.

BY SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Right of Appeal

Section 97 of the Act confers on an applicant who is dissatisfied with the determination of the consent authority a right of appeal to the Land and Environment Court. Section 97 does not apply to State significant development or development that has been subject to a Commission of Inquiry.

Note: This Consent is generally valid for a period of five years effective from the date of this Notice, unless specified otherwise by Sections 83 and 95 of the Act, or by conditions of this Consent.

RON MOORE
GENERAL MANAGER

Per

Date

1 ADVISORY NOTES

1.1 Terminology

- 1.1.1 Any reference in this document to a "consent" means a "development consent" defined in the Environmental Planning and Assessment Act 1979.

1.2 Scope of Consent

- 1.2.1 The granting of this consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992. The applicant is advised to investigate any liability that may apply under that Act. The current suite of Australian Standard 1428 - Design for Access and Mobility, should be consulted for guidance. The prescriptive requirements of Part 1 of the Standard apply to certain buildings requiring development consent.

1.3 Other Approvals

- 1.3.1 The applicant's attention is drawn to the need to obtain Council's separate approval for any ancillary development not approved by this consent, including:

- (a) the removal of any tree(s) not indicated on the approved plans and any tree(s) located greater than 3 metres from the building perimeter, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not being exempt development.

- 1.3.2 The demolition or removal of the existing building(s) or structure(s) is not approved by this consent.

1.4 Services

- 1.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to and stamped by a Sydney Water Corporation Limited Customer Centre or a Sydney Water Quick Check Agent as an indication that the proposal complies with the Sydney Water requirements. Sydney Water may also

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require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made to ascertain the Sydney Water requirements for the eventual operation of the approved use.

- 1.4.2 Information regarding the location of underground services may be obtained from the Sydney "Dial Before You Dig" service, telephone number 1100, fax number (02) 9806 0777. Inquirers should provide the street/road name and number, side of street/road name and the nearest cross street/road name.

2 GENERAL

2.1 Scope of Consent

- 2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Dated	Council's File Enclosure No.
756DA-00_D Cover Page	25/5/12	1A
756DA-01_D Site Analysis Plan	25/5/12	1B
756DA-02_C Construction Management Plan	25/5/12	1C
756DA-101_E Overall Floor Plans	25/5/12	1D
756DA-102_E Ground Floor Plan_West	25/5/12	1E
756DA-103_E Ground Floor Plan_East	25/5/12	1F
756DA-104_E First Floor Plan_West	25/5/12	1G
756DA-105_D First Floor Plan_East	25/5/12	1H
756DA-106_E Roof Plan_West	25/5/12	1I
756DA-107_E Roof Plan_East	25/5/12	1J

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756DA-201_E Overall Elevations	25/5/12	1K
756DA-202_E South Elevation	25/5/12	1L
756DA-203_E North Elevation	25/5/12	1M
756DA-204_E East & West Elevations	25/5/12	1N
756DA-206_E Section 1	25/5/12	1O
756DA-208_E Sections 3 & 4	25/5/12	1P
12738L-02 (Issue E) Landscape Plan	23/4/12	1W

2.2 Suburb Name

- 2.2.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Quakers Hill

2.3 Engineering Matters

2.3.1 Design and Works Specification

- 2.3.1.1 All Civil engineering works (Stormwater Drainage) required by Scope of Engineering Works and other sections of this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:

- (a) Blacktown City Council's Works Specification - Civil (Current Version)
- (b) Blacktown City Council's Engineering Guide for Development (Current Version)
- (c) Blacktown City Council Development Control Plan (Current Version)
- (d) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (e) Blacktown City Council On Site Detention General Guidelines and Checklist

These conditions are imposed for the following reasons:

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- (f) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook Third Edition December 1999.
- (g) Blacktown City Council Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R.
- (h) Department of Finance & Services, Housing & Property Group Standards, where these standards exceed the requirements of Council's standards listed above.

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements **MUST** be submitted to Council for information and comment prior to the commencement of construction.

NOTE: Any variations from these design requirements must be separately approved by Council.

2.4 Other Matters

~~2.4.1 In relation to matters concerning Aboriginal archaeology, should any archaeological material be uncovered during construction activities on any location within the proposed development, then all works are to cease immediately and representatives of the Department of Environment and Climate Change (National Parks and Wildlife Service) and a member of each of the Western Sydney Aboriginal Stakeholder Groups is to be contacted.~~

2.4.1 Any future substation or other utility installation required to service the approved development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public reserves. Any proposal to locate a proposed substation or other utility installation on Council land shall be negotiated with and fully endorsed by the relevant Council Directorates.

3 PRIOR TO CONSTRUCTION WORK COMMENCING (GENERAL)

3.1 DA Plan Consistency

3.1.1 Construction Works shall only commence when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.2 Services/Utilities

3.2.1 The following documentary evidence shall be obtained prior to construction works commencing:

- (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Applications must be made through an authorised Water

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Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements 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 the occupation of the development/release of the plan of subdivision, whichever occurs first.

- (b) A Notification of Arrangement" Certificate from Integral Energy, stating that electrical services, including the provision of street lighting, have been made available to the development.
- (c) A written clearance from Telstra or any other recognised communication carrier, stating that services have been made available to the development or that arrangements have been made for the provision of services to the development.

4 PRIOR TO CONSTRUCTION WORK COMMENCING (PLANNING)

4.1 ~~Special Infrastructure Contributions~~

- ~~4.1.1 The applicant is to make a special infrastructure contribution in accordance with any determination made by the Minister administering the Environmental Planning and Assessment Act 1979 under Section 94EE of that Act that is in force on the date of the consent, and must obtain a certificate to that effect from the Department of Planning and Infrastructure before a Subdivision Certificate is issued in relation to any part of the development to which this consent relates.~~

More information

~~Information about the special infrastructure contribution can be found on the Department of Planning's website:~~

~~<http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/tabid/75/guage/en-US/Default.aspx>~~

~~Please contact the Department of Planning and Infrastructure regarding arrangements for the making of a payment.~~

4.1 Aesthetics/Landscaping

- 4.1.1 Details of any proposed lighting to assist in crime prevention at night shall be submitted to Council for approval prior to any construction works commencing.
- 4.1.2 The reflectivity index of glass used in the external facade of the building is not to exceed 20 percent.
- 4.1.3 The development approved by Council is to be constructed in accordance with the

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approved schedule of materials, finishes and colours.

4.2 Access/Parking

- 4.2.1 All internal roads and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.
- 4.2.2 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.
- 4.2.3 A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be submitted to and approved by Council prior to construction commencing.
- 4.2.4 The internal driveway and layout of the car parking areas associated with the subject development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) shall be in accordance with AS 2890.1-2004.
- 4.2.5 Pathways shall be provided to directly link the proposed disabled parking spaces to the northern entrance of the proposed lecture theatre.
- 4.2.6 All works/ regulatory signposting associated with the proposed development are to be at no cost to the RMS.

4.3 Site Contamination

- 4.3.1 In relation to site contamination matters, a validation sampling and testing report to confirm that the area underneath **the area under construction** is suitable for the proposed development shall be undertaken by a suitably qualified consultant and submitted to Council prior to any construction works commencing.

Should any remediation works be required, then a Remediation Action Plan (RAP) shall be prepared by a suitably qualified environmental consultant and be submitted to Council for approval. Any required remediation works shall be undertaken during the course of the engineering work. Final validation of the site for every aspect of these works shall be submitted for Council's approval prior to release of the Subdivision Certificate.

- 4.4.2 A copy of the final Clearance Certificate associated with the demolition being undertaken separately by UWS as 'development permitted without consent' will be required prior to any construction works commencing for this DA to ensure that demolished materials have been satisfactorily removed.

4.4 Salinity

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- 4.4.1 Prior to any construction works commencing, a Salinity Investigation and Management Plan shall be prepared by a suitably qualified consultant in accordance with the Department of Land and Water Conservation's (DLWC) publication 'Site Investigations for Urban Salinity' and WSROC Western Sydney Salinity Code of Practice publications to identify the salinity and 'soil aggressivity' characteristics of the site and provide suitable mitigation measures to be implemented for the proposed development, including building construction requirements.

5 PRIOR TO CONSTRUCTION WORK COMMENCING (ENGINEERING)

5.1 Erosion and Sediment Control

- 5.1.1 Soil erosion and sediment control measures for drainage, On Site Stormwater Detention and earth works shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development. Details are to be included with the plans and specifications.

5.2 On-Site Detention

- 5.2.1 On-site detention systems within the car parking or common courtyard areas shall be designed so they do not impact on the amenity of the development or the use of such areas.
- 5.2.2 A certificate from a Registered Engineer (NPER) must be obtained certifying that the structures associated with the on-site detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- 5.2.3 A certificate from a Professional Civil Engineer/Registered Surveyor must be obtained verifying that the On Site Detention system will function hydraulically in accordance with the requirements of Upper Parramatta River Catchment Trust and Council's current development guide.
- 5.2.4 Any Engineering plans issued for or including an On-site Stormwater Detention (OSD) System must be accompanied by:
- a. A Drainage Design Summary Sheet per Appendix B1 of the Upper Parramatta River Catchment Trust Handbook, current version.
 - b. Full drainage calculations and details for all weirs overland flow-paths and diversion/catch drains - including catchment plans and areas, times of concentration and estimated peak run-off volumes.
 - c. A completed OSD Detailed Design Submission and Checklist per Appendix B9 of the above-mentioned Handbook.
 - d. A complete address of Council's OSD General Guidelines and Checklist requirements.

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- e. A Maintenance Schedule is to be presented with the designer's name, his signature and date on it in accordance with the Upper Parramatta River Catchment Trust handbook guideline. (If an underground tank is involved this must include reference to WorkCover Authority of NSW Occupational Health & Safety Act 1983 and Confined Spaces Regulation.)

5.3 Scope of Engineering Works

The following scope of works shall be included in the design documentation accompanying the Engineering Plans for Civil engineering works (Stormwater Drainage):

5.3.1 Road and Drainage works

- 5.3.1.1 Drainage from the site must be connected into the existing pit as shown on the engineering plan prepared by Barnson, drawing No. 1 7963-C01 Revision D and drawing No. 1 7963-C02 Revision E, dated 24/05/12, which is held on Council File No. JRPP-12-942, Enclosure No. 1S-T.

5.3.2 On Site Stormwater Detention System

5.3.2.1 On Site Detention

- (A) On-site detention of stormwater runoff from the site must be provided to achieve the following nominated permissible site discharge and site storage capacity for the following percentages of site area draining to the system. (Absolute minimum site draining area is 80%)

Nominated Discharge PSD: 147l/s/ha for 100%; 101l/s/ha for 90%; 56l/s/ha for 80%.

Nominated Storage SSR: 264cu.m/ha for 100%; 301cu.m/ha for 90%; 473cu.m/ha for 80%.

Intermediate values can be interpolated linearly for PSD and a fair curve through the 3 values for SSR.

Council electronic OSD calculation spreadsheet is available for calculating the above parameters. This electronic spreadsheet can be obtained upon request from Council Development Services Unit.

- (B) Council acknowledges the submission of the On-site Stormwater Detention concept plan prepared by Barnson, drawing No. 1 7963-C01 Revision D and drawing No. 1 7963-C02 Revision E, dated 24/05/12 (Council File No. JRPP-12-942, Enclosure No. 1S-T). The engineering plans issued in this regard must generally be in accordance with this concept.

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This plan is considered sufficient in detail for the purpose of issuing Consent the final plan however will need to vary from this concept as follows;

- (i) The OSD is to be designed, constructed and maintained in accordance with Blacktown City Council's Engineering Guide for Development (Current Version) Appendix B and standard drawing A(BS) 136S.
- (C) Any variation to the following design parameters of the above mentioned concept plan will require a lodgement of a Section 96 application to Council for amendment of the consent;
 - (i) location of storage area
 - (ii) alteration of the type of storage - i.e changing from above ground to below ground storage
 - (iii) location of discharge outlet from the system.
- (D) Professional accreditation of OSD designers and certifiers must be in accordance with the requirements of Council's Policy.
- (E) The concept plan referred to above is for Development Application purposes only and is not to be used for construction.
- (F) Comprehensive design plans showing full construction details must be prepared by an accredited OSD designer prior to the commencement of works.

NOTE: Council has preference for a fully above ground On-site Stormwater Detention system. This type of system would significantly reduce confined space issues and may have cost saving advantages in comparison with a below ground storage system.

5.3.3 Stormwater Quality Control

5.3.3.1 Stormwater Treatment Measures are required for this development. These measures must be designed, implemented and constructed in accordance with Council's Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R.

5.3.3.2 A Maintenance Schedule must be provided for the stormwater treatment measures in accordance with the requirements of Council's Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R. The designer of the stormwater treatment measures must prepare the Maintenance Schedule and this schedule must show the designer's name, signature and date on it.

5.3.4 Drainage Works

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- 5.3.4.1 Rainwater is to be used to supply non-potable water for all internal toilets of the building approved under this consent and for landscape watering the area immediately adjacent to this building.
- 5.3.4.2 Amended drainage plans are required to provide a proprietary gross pollutant trap to pre-treat the roof water prior to discharge to the rainwater tank.
- 5.3.4.3 An experienced hydraulic engineer is to prepare and have approved a detailed Rainwater Reuse Supply, Pipe and Fixture Plan for non-potable water uses for this application. The plan is to show the rainwater pipe arrangement including pump, mains water direct tank top up, isolation valves, flow meters for the pump outflow and mains water top up, timer for landscape watering, an inline filter and indicate that all Sydney Water requirements have been satisfied. Rainwater warning signs are to be fitted to all external taps where rainwater is used as a source. An alternative mains water supply arrangement to the toilets is to be provided in the case of pump failure.

6 PRIOR TO DEVELOPMENT WORKS

6.1 Safety/Health/Amenity

- 6.1.1 Toilet facilities shall be provided on the land at the rate of 1 toilet for every 20 persons or part thereof employed at the site.

Each toilet provided shall be:

- (a) a standard flushing toilet, or
- (b) a temporary on-site toilet which is regularly maintained and the waste disposed to an approved sewerage management facility.

- 6.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the 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.

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

- 6.1.3 Should the development work:

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- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (b) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

6.1.4 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.

6.1.5 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

6.2 Notification to Council

6.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Clauses 135 and 136 of the Environmental Planning and Assessment Regulation 2000, indicating details of the appointed Principal Certifying Authority and the date construction work is proposed to commence.

6.2.2 At least five (5) full working days written notice must be given for the commencement of engineering works. Such notice must be accompanied by evidence of the contractors Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum amount of \$10,000,000.

6.3 Tree Protection

6.3.1 Any tree not indicated on the approved Development Application plans as being removed or greater than 3m from the building perimeter shall be effectively protected against damage.

6.4 Sydney Water Authorisation

6.4.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal

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Certifying Authority to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Customer Centre or Quick Check Agent, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For Quick Check Agent details, please refer to the "Building Plumbing and Developing" Section of the website www.sydneywater.com.au, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

7 DURING CONSTRUCTION (BUILDING)

7.1 Safety/Health/Amenity

7.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.

7.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 indicating:

- (a) the name, address and telephone number of the principal certifying authority for the work, and
- (b) the name of the principal contractor (if any) for the 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.

7.1.3 Should the development work:

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

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

7.1.4 All measures specified in the Construction Certificate to control soil erosion and sedimentation shall be maintained throughout development works.

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- 7.1.5 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

7.2 Building Code of Australia Compliance

- 7.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.

7.3 Nuisance Control

- 7.3.1 Any objectionable noise, dust, concussion, vibration or other emission from the development works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.

- 7.3.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

- 7.3.3 Construction work shall not occur on Saturdays and Sundays on weekends adjacent to a public holiday.

7.4 Waste Control

- 7.4.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

7.5 Tree Protection

- 7.5.1 The measures required to effectively protect trees on the land shall be maintained throughout the development works.

7.6 Aboriginal Archaeology

- 7.6.1 Should any archaeological material be uncovered during construction activities on any location within the approved development, then all works are to cease immediately **and the applicant is to comply with the requirements of the National Parks and Wildlife Services Act 1974.**

7.7 Salinity and Aggressive Soil Management

- 7.7.1 The salinity management measures provided in the Salinity Assessment and Management Plan (Ref. S09/303-G) prepared by Network Geotechnics dated December 2011 shall be implemented during construction.

- 7.7.2 The environmental consultant engaged for this project is to **attend the site to monitor site works associated with the implementation of the salinity**

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management plan. ~~be on site for regular monitoring of the approved site works. In this regard,~~ Council **requires** a post earthworks Salinity Investigation **confirming** that the salinity management measures provided in the Salinity Management Plan have been implemented and that the site is suitable for residential development.

7.8 Site Contamination

- 7.8.1 Should any contaminated material be unearthed or fly-tipped rubbish be encountered during construction, all works are to cease immediately. In this situation, an amended Remediation Action Plan (RAP) is to be submitted to Council for further consideration and all potentially contaminated material is to be tested, removed or undergo remediation. In this regard, the environmental consultant engaged for this project is to be on site for regular monitoring of the approved site works.

8 DURING CONSTRUCTION (ENGINEERING)

8.1 Notice of work Commencement

- 8.1.1 At least 5 full working days written notice shall be given of the commencement of engineering works. Such notice shall be accompanied by evidence of the contractor's Public Liability and Workers Compensation Insurances. For Public Liability Insurance this should be a minimum of \$10,000,000.

8.2 Inspections of Works

- 8.2.1 Inspection of the works required pursuant to the engineering approval issued under the Roads Act 1993 must be made by Council's Development Overseers who can be contacted on 9839-6586 between 7am - 8am and 12.30pm - 1.30pm. A site inspection is required prior to commencement of work. A minimum twenty-four (24) hours notice must be given and Council Engineering inspection fee must be paid prior to any required inspection. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

8.3 Ancillary Works

- 8.3.1 Ancillary works shall be undertaken at no cost to Council to make the engineering works required by this consent effective. Such works shall include but are not limited to the following:

- (a) the relocation of underground services where required by the positioning of new drainage and road infrastructure.
- (b) the relocation of above ground power and telephone services.
- (c) the matching of new infrastructure into existing or future designed infrastructure.

8.4 Public Safety

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
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- 8.4.1 The applicant is advised that all works undertaken in **any place accessible by the public** are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

9 PRIOR TO OCCUPATION OF THE DEVELOPMENT

9.1 Road Damage

- 9.1.1 The cost of repairing any damage caused to Council's assets in the vicinity of the land as a result of the development works shall be met in full by the applicant/developer.

Note: Should the cost of damage repair work not exceed the road maintenance bond Council will automatically call up the bond to recover its costs. Should the repair costs exceed the bond amount a separate invoice will be issued.

9.2 Compliance with Conditions

- 9.2.1 Prior to occupation of the development all conditions of this consent, other than "Operational" conditions, are to be satisfied.

9.3 Service Authorities

- 9.3.1 A final written clearance shall be obtained from Sydney Water Corporation, Integral Energy and Telstra (or any other recognised communication carrier) if such clearance (in the form of a Section 73 Certificate, Notification of Arrangement, etc) has not previously been issued.

9.4 Temporary Facilities Removal

- 9.4.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 9.4.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 9.4.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 9.4.4 Any temporary builder's sign or other site information sign shall be removed from the land.

9.5 Fire Safety Certificate

- 9.5.1 A final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or

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change of use of the building, except in the case of any Class 1a and Class 10 building(s).

9.6 Landscaping/Car Parking

9.6.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.

9.6.2 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.

9.6.3 All common open space areas and internal driveways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of occupants and other people resorting to the land at night.

9.6.4 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.

9.6.5 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.6.

9.6.6 All required internal roads and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.

9.7 Engineering Matters

9.7.1 Surveys/Certificates/Works As Executed plans

9.7.1.1 A works-as-executed plan (to a standard suitable for microfilming) under the hand of a Chartered Professional Engineer or a Registered Surveyor must be lodged with Blacktown City Council when the engineering works are completed.

All Engineering Work As Executed plans, **MUST** be prepared on a copy of the original stamped approved Engineering plans.

The works as executed plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines. The On Site Detention system identification plate can be purchased from Upper Parramatta River Catchment Trust /Council.

9.7.1.2 A certificate from a Chartered Professional Engineer/Registered Surveyor must be obtained and submitted to Council verifying that the on-site detention system as constructed will function hydraulically in accordance with the approved design plans.

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- 9.7.1.3 A certificate from a Registered Engineer (NPER) must be obtained and submitted to Council verifying that the structures associated with the on-site detention systems have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 9.7.1.4 A certificate from a Chartered Professional Civil Engineer must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Council's Water Sensitive Urban Design and Integrated Water Cycle Management, DCP Part R.
- 9.7.1.5 An accredited plumber or experienced hydraulic engineer is to certify that all the non-potable water uses are being supplied by rainwater and that all the requirements of the detailed Rainwater Supply, Pipe and Fixture Plan have been installed and are working correctly.

10 OPERATIONAL (PLANNING)

10.1 Access/Parking

- 10.1.1 All required off-street car parking spaces and internal roads shall be maintained to a standard suitable for the intended purpose.
- 10.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.
- 10.1.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.6.

10.2 General

- 10.2.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 10.2.2 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 10.2.3 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact **in the opinion of Council's authorised officer** upon nearby owners/occupants.
- 10.2.4 No goods, materials or trade wastes are to be stored at any time outside the building on either the internal vehicular driveway, car parking area, landscaping or footpath, other than in approved garbage receptacles.
- 10.2.5 No nuisance or interference with the amenity of the area shall be created by reason

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of any process or operation on the land causing the emission of noise, dust, smoke or any polluted discharge whatsoever. Note: The Protection of the Environment Operations Act 1997 requires Council to investigate complaints where only one person complains.

10.2.6 Arrangements shall be made for an effective commercial refuse removal service.

10.3 Landscaping

10.3.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.

10.4 Use of Premises

10.4.1 The use of the approved development shall, at all times, be conducted in a manner consistent with the terms and conditions of this consent.

10.4.2 This consent authorises the use of the completed approved building for the following purposes, subject to full compliance with all other conditions of this consent:

“Educational Establishment for university purposes”

The use of the premises for any other purpose not permitted above will require separate approval from Council.

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