

**Liverpool**city council  
creating our future together

single sided scan.

Our Ref: DA 288/05  
Contact: Mr J McKee 9821 9101  
Date: 7 March 2005

Fulton Trotter & Partners  
96 Astor Terrace  
SPRING HILL 4004

## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

### NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Being the applicant in respect of Development Application No. 288/05 and pursuant to Section 81 (1) (a) of the Act, Notice is hereby given of the determination by Liverpool Council as Consent Authority of the above described Development Application relating to:

**OWNER:** LANDCOM - ATTENTION MICHAEL BURT, 330  
CHURCH STREET, PARRAMATTA

**LAND:** PROPOSED LOT 1013 IN A PLAN OF SUBDIVISION  
OF LOT 100, D.P. 1066227, WAINSWRIGHT  
AVENUE, WEST HOXTON

**PROPOSED DEVELOPMENT:** ERECTION OF A CATHOLIC SECONDARY SCHOOL  
COMPRISING A CHAPEL, ASSOCIATED  
CARPARKING, PLAYING FIELD AND SPORTS  
COURTS IN 6 STAGES

**DETERMINATION:** Consent granted subject to conditions described  
below

**CONSENT TO OPERATE FROM:** 7 MARCH 2005

**CONSENT TO LAPSE ON:** 7 MARCH 2007  
(unless physically commenced)

**ATTACHMENTS:** Conditions of Approval

Before commencing the development please read the Development Consent carefully and make sure that you understand all the conditions that have been imposed. Please contact John McKee regarding any enquiry you may have in respect of the following conditions.

**CONDITIONS:**

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies

**A. THE DEVELOPMENT**

The following conditions have been imposed to achieve the objectives of the relevant planning instruments and policies.

**GENERAL**

- 1 Development must be carried out generally in accordance with Development Application received 24 August 2004 and accompanying plans marked DA288/05 (Ref Plan No/s.:

- a) Architectural plans prepared by:

- i) Fulton Trotter & Partners Drawing No. SK0110-E dated 23 August 2004

- ii) Fulton Trotter & Partners Drawings Nos:

SK0110 - D	A3	Coloured
SK0111 - B	A3	Administration & Chapel Plan
SK0112 - C	A3	Science & 9/10 GLAs level 1 Plan
SK0113 - B	A3	Science & 9/10 GLAs level 2 Plan
SK0114 - C	A3	7/8 GLAs level 1 Plan
SK0115 - C	A3	7/8 GLAs level 2 Plan
SK0116 - C	A3	TAS / Art level 1 Plan
SK0117 - C	A3	TAS / Art level 2 Plan
SK0118 - B	A3	11/12 GLAs level 1 Plan
SK0119 - B	A3	11/12 GLAs level 2 Plan
SK0120 - C	A3	Library / Staff / Canteen level 1 Plan
SK0121 - C	A3	Library / Staff level 2 Plan
SK0122 - B	A3	Multi-Purpose Facility / Music Plan
SK0124 - B	A3	TAS / Art Elevations
SK0125 - B	A3	Library Elevations
SK0127 - B	A3	11/12 GLAs Elevations
SK0128 - C	A3	Chapel Elevations
SK0129 - B	A3	Science & 9/10 GLAs Elevations
SK0130 - B	A3	Administration Elevations
SK0135 - A	A3	Street Elevation
SK0136 - A	A3	Axial View Sketch
SK0137 - A	A3	Approach Sketches
SK0138 - A	A3	Entrance Gates / Wall Elevations
SK0150 - A	A3	Tree Retention / Hard Surfaces Diagram
SK0151 - A	A3	Pedestrian / Vehicular Movement Diagram
SK0801	A3	Staging Diagram - Stages 1 & 2
SK0803	A3	Staging Diagram - Stage 3
SK0804	A3	Staging Diagram - Stage 4
SK0805	A3	Staging Diagram - Stage 5
SK0806	A3	Staging Diagram - Stage 6

dated 7 March 2005, except where modified by the undermentioned conditions

## 2. SECTION 94 CONDITION

As a consequence of this development, Council has identified an increased demand for public amenities and public services. The following payment is imposed in accordance with Liverpool Contributions Plan 2001 as amended.

The total contribution is \$1,321,500 (December 2004 quarter) is payable prior to the release of the construction certificate (for a building) or subdivision certificate, whichever comes first. The Section 94 payments may be paid in a staged manner subject to submission of a future Section 96 Application for modification of consent detailing staging arrangements.

A breakdown of the contributions payable is provided in the attached payment form.

### Whitlam Centre extensions and Liverpool Central Library

Contributions, with the exception of those for the Whitlam Centre extensions and Liverpool Central Library will be adjusted at the time of payment.

### Capital Works, Administration, Professional and Legal Fees Components

Capital works, Administration, Professional and Legal Fees components will be adjusted quarterly in line with the Consumer Price Index (all groups index number for Sydney) using the following formula:

$$\text{Contribution At Time Of Payment} = \frac{C \times CPI_2}{CPI_1}$$

Where: **C** = Original contributions as shown on the consent  
**CPI<sub>2</sub>** = Latest "Consumer Price Index: All Groups Index Number" for Sydney Available from the Australian Bureau of Statistics  
**CPI<sub>1</sub>** = "Consumer Price Index: All Groups Index Number" for Sydney available at the time of calculating C, ie the amounts shown on the development consent

### Land Component

The value of the land component will be adjusted quarterly in line with the latest average land value estimate published by Council. The average land value estimate will be reviewed on a quarterly basis and determined by averaging residential land values per square metres with the relevant catchment, over the previous quarter.

$$\text{Contribution At Time Of Payment} = \frac{L \times L_2}{L_1}$$

Where: **L** = The Original contributions as shown on the consent  
**L<sub>2</sub>** = Average estimated land value per square metre for the catchment at the time of payment  
**L<sub>1</sub>** = Average estimated land value per square metre for the catchment at the time of development consent

Where a developer undertakes to transfer land or provide a material public benefit which is included in the Contributions Plan, the appropriate payments may be reduced accordingly

The Contributions Plan may be inspected at Council's Administration Centre, 1 Hoxton Park Road, Liverpool

**Please Note. Payment must be accompanied by the attached form.**

## **CAR PARKING AND DRIVEWAYS**

The following conditions have been imposed to ensure that the development makes adequate provision for car parking, vehicular manoeuvring and loading/unloading facilities.

3. A total of 119 off street car parking spaces must be provided in accordance with Council's Development Control Plan No 3 - Parking and Service Provision of these spaces shall be clearly signposted/marked so as to indicate use by visitors only. Three (3) of the spaces must be designed and signposted/marked for the specific use of disabled drivers only in accordance with Australian Standard 1428.1- and AS2890-2004.
4. The design of internal access roads/driveways requiring access by service/emergency vehicles must be in accordance with the following:
  - a. minimum width of access roads – 4m
  - b. minimum clearance height – 4m
  - c. minimum turning area – 28m diameter
  - d. minimum width of gateway – 4m
5. The internal driveway and car parking area shall be designed in accordance with A.S. 2890.1-1993 off-street car parking.
6. All driveways are to be graded in such a manner as to provide continuous surface drainage flow paths to appropriate points of discharge. In this context, these are to be into roads or swales, as appropriate, connecting into the major trunk drainage system.
7. Driveways entry points must be located clear of all utility services. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.
8. Driveways are to conform to Council Standard requirements for vehicle crossings as detailed in Council's Design and Construction Specifications for Subdivisions (as amended) and as per the requirements in Council's Development Control Plan.
9. Driveway points must be located clear of the following:
  - 1 Pedestrian Crossings
  - 2 Power/Light Poles
  - 3 Stormwater Pits
  - 4 Electrical and Telephone connection boxes.
  - 5 Round-a-bouts
  - 6 Traffic control devices

10. That part of the driveway located between the front boundary and kerb and gutter is to be constructed of concrete and be provided with a non slip finish. Concrete (or any other material type) pavers shall not be accepted by Council.
11. A concrete vehicular footpath crossing must be provided at the entrance to the property over Council's footpath/pedestrian way. This crossing must be constructed in accordance with Council's standard requirements for heavy duty crossing. A CROSSING APPLICATION MUST BE MADE AT Council's customer service counter together with payment of the standard fee. Condition apply including requirement for inspection prior to consent to pour by Council's driveway inspector. The payment of crossing application fees must occur prior to issue of the Construction Certificate by the PCA.

**Note:** Lot 4065 must have vehicular entrance along the northern boundary to allow for a kerb blister on eastern kerblines

### TRANSPORT PLANNING

12. Appropriate street lighting shall be provided at all pedestrian crossing facilities as per AS/NZ 1158.3.1:1999.
13. All works associated with the development are to be at no cost to the Council or the RTA.
14. A suitable waste collection point should be provided where service vehicles can have safe access.
15. Clear sight lines shall be provided at the property line to ensure adequate visibility between vehicles on the driveway and pedestrians on the frontage footpath (refer A.S. 2890 1 – 1993 part 3.2.4).
16. The loading and/or unloading of all goods and materials used in conjunction with the development must take place only on the subject land.
17. All vehicular crossings as shown on the stamped approved plans must be constructed -
  - for the full width of the footpath; and
  - by Council's authorised contractors at the developer's expense.
18. Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing must be restored at the developer's expense.
19. Any structure adjacent to the driveway exit eg letterbox shall not be greater than 1.2 m in height, to allow sight distance for motorists exiting the property.
20. Application must be made to Council's Transport Planning Unit for any Road Closures. The application is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closure and any other relevant information.

- 21 Notice must be given to Council's Transport Planning Unit of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control plan, prepared by an accredited practitioner must be submitted for approval 48 hour prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc during works.

## EXTERNAL

The following conditions have been imposed to provide for a satisfactory appearance of the development.

22. The fencing located in front of the building line must be of a high standard design and consist of high quality materials. This fencing must be sited to allow for landscaping between it and the property boundary. Design details, materials must be consistent with the provisions of the relevant Development Control Plan for the particular site.
23. The height of the southern boundary fence adjacent to the drainage channel shall be increased an additional 0.5 metre in the south western section so as to reduce any overlooking potential upon adjacent residential properties on the southern side of the drainage channel. Appropriate screen landscaping shall also be undertaken along this section of the fence. Details of the fence height, materials and landscaping shall be submitted to Council for approval prior to release of a Construction Certificate.

## DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES

### Requirement for Permit

- 24 Any work which requires a permit under Part 3A of the R&FI Act ("Part 3A permit") is not to commence until such time as a Part 3A permit has been applied for, and subsequently issued by DIPNR. Any work the subject of a Part 3A permit must be carried out in accordance with drawings and any other documents required by these conditions, and which are approved by DIPNR, and which will accompany the Part 3A permit.

### Standard of Design, Documentation and Implementation

- 25 All works proposed must be designed, constructed and operated so that they result in NIL or minimal harm to aquatic and riparian environments and do not cause erosion, sedimentation, or increase flood levels of protected waters. Works that result in net positive outcomes for aquatic and riparian environments are encouraged.
- 26 All designs and documentation required by these conditions are to be prepared and implemented by persons with relevant knowledge, qualifications and experience in current best practice, and to the satisfaction of Council and DIPNR, and approved by DIPNR, prior to the issue of the Part 3A Permit.
- 27 The implementation of any design or "plan", or carrying-out of any activity at the Site, is to be undertaken by persons suitably experienced in that aspect of the work they are doing, and such persons must be under the direction and supervision of a person with knowledge, qualifications and experience in current best practice in the relevant aspect of the operations being undertaken.

### Cessation of Works

23. If, in the opinion of a DIPNR officer, any work is being carried out in such a manner that it may damage or detrimentally affect protected waters or protected land, or damage or interfere in any way with any thing not authorised to be so affected, such work shall cease immediately upon oral or written direction of such officer.
29. Should any of the conditions of the Part 3A permit not be complied with, DIPNR may issue a Stop Order on Part 3A permit related operations at the Site until the conditions have been complied with.

### Work as Executed Plans

30. If requested by DIPNR, work as executed survey plans of a professional standard, and including information required by DIPNR, shall be forwarded to DIPNR within 14 calendar days of such request. (NOTE: Apart from extractive industry operations, or large earthmoving projects, DIPNR usually only invokes this condition in matters of contention).

### Remedial Works

31. The Part 3A permit holder shall carry out any instructions given by DIPNR with a view to preventing damage to the environment of protected waters or protected land.
32. If any Part 3A permit condition is breached, the permit holder shall follow DIPNR directions to address the breach and shall rehabilitate the Site as directed by, and to the satisfaction of, DIPNR. If any breach of the permit conditions requires a special site inspection by DIPNR, then the permit holder shall pay a supplementary permit fee for this inspection and for each and every subsequent inspection until the breach has been rectified.

### Disposal of Vegetation

33. Any vegetation or other material removed from the area of operations shall be disposed of lawfully to an appropriate site where the material cannot be swept into protected waters during a flood. Burning must not be carried out unless an approval has been obtained from the relevant authority(ies).

### Stormwater Outlets

34. Detailed designs and methods of construction of any stormwater outlets and any necessary scour protection works within the riparian zone or any protected waters are to be prepared. The designs must include one or more representative surveyed cross sections and a long section showing existing and proposed bed and bank profiles and water levels at the outlet point. The sections are to extend beyond the structure for a distance of 5m for the cross section, and for the long section, 5m beyond the landward extent of the riparian zone and 5m from the toe of the bank of the receiving protected waters. Any proposed stormwater outlets are to be designed in accordance with the DIPNR guideline: *Stormwater Outlet Structures to Streams (For pipes, culverts, drains and spillways - Version 1)* (Attachment A).
35. Stormwater outlets must be designed, located and constructed to minimise any erosion or scour of riparian zones or the bed or banks of any protected waters. The construction methods adopted must ensure that disturbance to soil and vegetation in these areas is kept to an absolute minimum.

### Fencing

36. All fencing is to be located outside riparian zones, unless otherwise approved by DIPNR.

### All Crossings – General Requirements

37. Any crossing design over protected waters and riparian zones must be sensitive to the ecology, wildlife corridor and geomorphic functions of protected waters and protected land. To achieve this, any crossing design is to consist of a full span bridge with piered approaches for the width of the riparian zone, or a structure with equivalent ecological corridor functions. Any crossing design must be consistent with the principles in the *Draft Guidelines – Watercourse Crossing Design & Construction – Version 3* (Attachment B).

### Accessways

38. All accessways, being cycleways, pedestrian pathways or other non-vehicular form of accessway that may be proposed for the Site, are to be located beyond the riparian zones, unless otherwise approved by DIPNR. Any accessway that may be required to intrude into a riparian zone must be elevated with a minimum underside clearance of 300mm and with a natural ground surface beneath, and must have a grated or slatted deck sufficient to allow the growth of groundcover vegetation beneath the structure. The width of any accessway is to be kept to an absolute minimum should it intrude into a riparian zone.
39. Any accessway proposed to be located within any riparian zone or protected waters is not to be constructed without consultation with, and prior approval of, DIPNR.
40. Any proposed artificial lighting of accessways, for safety, security or other purposes, is to minimise the amount of light pollution or spillover into riparian zones at night time. Details of any proposed lighting within or adjacent to the riparian zones is to be provided, and approved by DIPNR, prior to the issue of the Part 3A permit.

### Maintenance of Works within Protected Waters

41. All works within protected waters are to be monitored after each major storm event for the duration of any Part 3A permit issued by DIPNR. Stabilisation works consisting of soft-engineered designs are to be undertaken as required, after seeking advice and approval from DIPNR, if there are signs of erosion or instability of protected waters.

### Works Within Protected Waters to Satisfy NSW Fisheries

42. Prior to the issue of the Part 3A permit, agreement in writing from NSW Fisheries is required for the designs of all proposed works located within, or connecting, any protected waters.

N/A.

### Exclusion Fencing – prior to commencement of works

43. Prior to the commencement of any earthworks or vegetation clearing at the site, vegetation and habitat to be protected is to be fenced off with clearly visible, durable, and appropriately signposted exclusion fencing.



### Peg Out Survey and Exclusion Fencing – after completion of bulk earthworks

44. Following the completion of bulk earthworks at the Site, a registered surveyor must undertake a "peg out survey". The survey must clearly show on the ground the location and extent of the riparian zones described in these conditions, via the use of pegs and clearly visible, durable and appropriately signposted exclusion fencing. DIPNR must inspect and approve the "peg out survey" and fencing prior to the release of any cash bond or bank guarantee associated with the earthworks or structures at the Site.

### Designation of Riparian Zones

45. As part of Site rehabilitation, riparian zones, consisting of local native plant species, shall be established and maintained within, and along all edges of, all protected waters, including beneath bridges, for their entirety within the Site.

The extent of the riparian zones, is to be measured horizontally landward from the top of the bank or shore (as approved by DIPNR) and at right angles to the alignment of the bank or shore, of protected waters, unless otherwise approved by DIPNR, and shall be

#### a) North-South Watercourse

A core riparian zone of a minimum 20 metres total width, as indicated as "Drainage Reserve" on Drawing SK0110-E dated 23/8/04.

A riparian support zone of a minimum 10 metres width on both sides of the core riparian zone.

Both the core riparian zone and the riparian support zone shall hereinafter be referred to collectively as the 'riparian zones' unless referred to individually.

#### b) Channel A

In accordance with the area shown on plans:

- *Stream Restoration and Vegetation Management Plan*, by Knox & Partners Landscape Architects, (Sections A & B, version 15/8/00 and Section C, version 8/8/02), submitted under DA 362/99 and the associated Part 3A permit.
- *Channel 'X' Landscape Plan*, Drawing No LSK-V8-001, Revision B undated, by Context Landscape Design, inclusive of the specialist requirements of DIPNR, submitted for DA1219/04 and the associated Part 3A permit.

46. Any reference to "riparian zones" in any condition in these General Terms of Approval is to be regarded as a reference to the 'riparian zones' described within this section.

### Preparation of a Vegetation Management Plan (VMP)

47. Site rehabilitation and maintenance is to be carried out in accordance with a VMP.
48. The VMP is to be prepared prior to the issue of the Part 3A Permit. The VMP is to be in accordance with the guideline: *"How to Prepare a Vegetation Management Plan – Version 4"* (Attachment C)

49. The VMP is to fully address all matters relating to riparian zone protection: vegetation to be retained, vegetation to be removed, obtaining plant material for rehabilitation, establishment methods, sequencing of tasks, maintenance and performance monitoring relating to the rehabilitation of the riparian zones. The VMP is to include drawings that clearly show the approved extent of the riparian zones. The VMP is to clearly state planting densities and the species mix for all areas to be rehabilitated. The VMP is to be cross-referenced to other 'plans' required by these conditions, where appropriate.

#### Site Rehabilitation - Vegetation

50. Site rehabilitation must:
- a) protect any remnant local native riparian vegetation at the Site wherever it is reasonably possible to do so, and,
  - b) restore any riparian zones, including the area within protected waters, that are disturbed or otherwise affected by the development to a state that is reasonably representative of the natural ecotone of the protected waters and their environment.
51. The riparian zones are to consist of a diverse range of native plant species local to the area and are to be fully structured (i.e. trees, shrubs and groundcovers), unless otherwise approved by DIPNR. The plants used are to consist of species and communities that emulate the original natural situation. Planting densities are to be as follows:
- a) The North-South Watercourse – Core Riparian Zone  
At least 1 tree or 1 shrub (in approximately equal numbers) alternately planted at 1 plant per square metre and in addition, groundcover plants at 4 plants per square metre, unless otherwise specified in the VMP.
  - b) The North-South Watercourse – Riparian Support Zone  
At densities appropriate to restore the Cumberland Plain Woodland/Grassland community and to satisfy bushfire requirements, to be finalised in consultation with, and with the approval of, DIPNR prior to the issue of the Part 3A Permit.
52. The riparian zones may be rehabilitated using a combination of methods, such as natural bush regeneration, brush matting, hydro-seeding, direct seeding or tubestock planting, provided the required densities and clear evidence of the plants' ability to survive are achieved by the end of the maintenance period.
53. Revegetation must be carried out over all areas in the riparian zone affected by the works, including all areas that are temporarily occupied by soil and water management controls, once those controls have been decommissioned and the ground surfaces restored to the correct profile and stabilised.
54. Bush regeneration, for weed control and to promote natural regeneration, is to be undertaken for a minimum distance of 10 metres beyond any disturbed areas in the riparian zones. Revegetation, in accordance with the standards required by these conditions, is to be undertaken in this 10 metre wide area if it is significantly degraded or is likely to give rise to weed invasion due to lack of native vegetation cover before or after weed control.

### Physical Barrier to be placed at Landward Edge of Riparian Zones

- 55 To prevent inadvertent damage to riparian zones, a physical barrier is to be placed at their landward extent in all locations where mowing or slashing of adjacent areas is likely.

### Maintenance of Rehabilitated Areas within Riparian Zones

- 56 The rehabilitated riparian zones must be maintained and monitored for a period of at least two years after final planting, or where other revegetation methods are used, two years after plants are at least of tubestock size and are at the densities required by these conditions and with species richness as described in the VMP. Maintenance must include sediment and erosion control, watering, weed control, replacement of plant losses, disease and insect control, mulching and any other requirements necessary for achieving successful vegetation establishment.

### Maintenance Report

57. A brief and concise report addressing the performance criteria as specified in the VMP, and any problems implementing the VMP, as well as means to overcome these, shall be forwarded to DIPNR immediately after completion of initial planting/seeding, and prior to the release of any cash bond or bank guarantee, and every six months thereafter for the duration of the maintenance period. The report must also comment on the stability and condition of any associated stream works. Implementation of the VMP will be considered incomplete without DIPNR sign-off of the final monitoring report at the end of the minimum two-year maintenance period.

### Seed and Plant Material Collection, Propagation and Certification

58. The person responsible for implementing the VMP must certify in writing to DIPNR that plantings (including follow-up plantings) have been carried out using stock propagated from seed or plant material collected only from native plants from the local botanical provenance. This certification is to be provided with the first monitoring report, and prior to the release of any cash bond or bank guarantee, and for any supplementary plantings with the next monitoring report thereafter.
59. DIPNR is to be advised of the person responsible for any seed or vegetative propagation prior to the commencement of propagation.

### Exotic Plant Species not to be Planted or Placed Within or Near the Riparian Zones

60. No exotic plant species, other than temporary sterile cover crops, are to be planted within, or within 10 metres of, the riparian zones on the Site, unless otherwise approved by DIPNR.
61. Only certified weed free and contaminant free mulch is to be used on the Site. This is because mulch products imported onto the Site may contain weed seeds and viable vegetative matter and other contaminants, which could impact adversely on the vegetation, soil, water quality or ecology of the Site.

### Works and Activities not to Compromise Riparian Zones and Implementation of the VMP

62. The riparian zones are to function as ecological systems and as such, all works access routes, roads, recreational areas, service easements and any other non-ecologically functioning work or activity are to be located beyond the riparian zones, unless detailed on plans approved by DIPNR, prior to the issue of the Part 3A permit.
63. Works and activities must not compromise the implementation of the VMP in any way

### Bushfire Asset Protection Zones not to Compromise Core Riparian Zones

64. Any requirements for bushfire asset protection zones are not to compromise in any way the extent, form or function of the core riparian zones. Fuel reduced areas are to be located outside of core riparian zones.

### Council Requirements for Flooding, Drainage, Stormwater Detention and Water Quality

65. The development is to satisfy all requirements of Council in relation to flooding, drainage, stormwater detention and water quality, but in so doing, must not compromise in any way the form and function of any works, protected waters and riparian zones required by these conditions.
66. With regard to the previous condition, there is to be no permanent or temporary excavation of, or placement of material on, protected land, or anything done that may affect the flow of protected waters, other than as shown on the DA plans and associated documentation provided to DIPNR, and approved by DIPNR, without approval in writing from DIPNR and NSW Fisheries.

### Soil Suitability

67. Wherever possible, riparian zone soils should be those naturally occurring at the Site. If this will not be the case for the final landform, approval from DIPNR must be obtained prior to the issue of any Part 3A permit. If importation of soil into the riparian zone is unavoidable, such soil must be tested and certified by a NATA registered soils laboratory to be:
- a) similar to the naturally occurring local riparian zone soil
  - b) suitable for the establishment and on-going viability of riparian vegetation
  - c) free of any weed propagules
  - d) free of any contaminants

Documentation arising from this testing and certification must be provided to DIPNR prior to the placement of any soil

68. Any fill material placed in a riparian zone that is inconsistent with the requirements of the previous condition must be removed and relocated beyond the riparian zone or taken off-Site and disposed of in a lawful manner.
69. The structure of the soils in the riparian zones must be suitable for the vegetative rehabilitation of the Site and are therefore not to be proof rolled or subjected to other unsuitable compaction unless otherwise approved by DIPNR.

### Access to the Site to be Provided for the Purpose of Fully Implementing the VMP

70. Prior to the issue of any Part 3A Permit, documentation that demonstrates a right of access to the site for a sufficient time to enable the full implementation of the VMP is to be provided to DIPNR. Such documentation is to be legally binding upon the land and its present and future owners until such time as the implementation of the VMP is complete and as approved by DIPNR.

### Water Quality and Environmental Protection

71. The Applicant must ensure that the amount of dirty water and sediment from the Site that enters protected waters or that is exposed to the flow of protected waters, or that is likely to detrimentally affect water quality, riparian vegetation or habitat or the environment, is minimised in a manner acceptable to DIPNR.

### Soil and Water Management

72. The Applicant must submit a Soil and Water Management Plan (SWMP) indicating how the works at the Site will achieve the outcome required in the previous condition. The SWMP must cover all works on protected land and in protected waters, and staging and maintenance requirements. The SWMP must meet the requirements outlined in the Landcom publication *Managing Urban Stormwater: Soils and Construction – Volume 1, 4th Edition (2004)*. The SWMP is to be cross-referenced to other "plans" required by these conditions, where appropriate. The SWMP is also to meet any EPA licence requirements.
73. All works and activities at the Site are to satisfy all requirements of Council in relation to water pollution issues. Oils and greases, or any other contaminants, must not be permitted to pass to protected waters.
74. All Site drainage and sediment and erosion control works and measures as described in the SWMP, and any other pollution controls, as required by these conditions, shall be implemented prior to commencement of any other works at the Site.

### Maintenance of Erosion and Sediment Control Measures

75. All erosion and sediment control measures at the Site are to be inspected and maintained as required on a weekly basis, and immediately following any rainfall events, to ensure their efficient operation. This obligation remains until the Site has been fully stabilised.

### Decommissioning of All Erosion and Sediment Controls and Water Diversion Structures

76. Decommissioning of all erosion and sediment controls and any water diversion structures must be documented in detail to the satisfaction of DIPNR. Decommissioning must meet the requirements outlined in the Landcom publication *Managing Urban Stormwater: Soils and Construction – Volume 1, 4th Edition (2004)*. The timeframes for decommissioning are to be cross-referenced to the implementation of any riparian zone plantings. Decommissioning of sediment and erosion controls is not to detrimentally affect the implementation of the VMP.

### Costing to be Provided

77. A costing based on current industry rates is to be provided for all works and activities that are associated with the DA and that are subject to these conditions. The costing is to identify each type of work or activity and is to present the costing in a break-down format that covers each aspect of that work or activity. Costings are to cover labour, equipment and materials and maintenance and reporting where these tasks are relevant. The costing is to cover, but may not be limited to, the following works and activities

- a) complete implementation of all stages of all works within protected waters and riparian zones, including maintenance requirements and decommissioning of any temporary works
- b) construction of any stormwater outlets and their revegetation
- c) implementation of the VMP, including monitoring, reporting and maintenance for a period of not less than two years after the date of final planting
- d) construction of any accessways and pedestrian bridge in any riparian zones
- e) decommissioning of any temporary works in any protected waters or any riparian zone, including sediment and erosion controls, or other pollution controls, and water diversion structures.

### Security Deposit

78. As a pre-condition to the granting of the Part 3A permit, the applicant for a Part 3A permit will be required to provide a security deposit. The security deposit can be in the form of either a cash bond or bank guarantee. The security deposit is to cover the cost, as approved by DIPNR, of completing the works and activities listed in the previous condition in accordance with the conditions of the Part 3A permit.
79. Any bank guarantee is to be provided from a bank licensed pursuant to the Banking Act 1959 (Cth) and is to be provided in favour of DIPNR and it must be drawn up in the format provided in Attachment D.
80. Any security deposit will be held until such time as the works and activities the subject of the cash bond or bank guarantee have been satisfactorily completed in accordance with the conditions of the Part 3A permit.
81. The sum held may be reduced on application to DIPNR, subject to the satisfactory completion of stages of works or activities required by the Part 3A permit.
82. DIPNR may at any time, and more than once and without notice to the Part 3A permit holder, utilise any cash provided or demand all or part of the moneys available under a bank guarantee, if in its opinion, the Part 3A permit holder has failed at any time to satisfactorily complete the works or activities in accordance with the requirements of the Part 3A permit.

### Resolution of Inconsistencies

83. In the event that there is any inconsistency between the drawings, other documentation and the conditions herein, the interpretation that will result in the best outcome for the stabilisation of the Site, and the subsequent rehabilitation and maintenance of the Site and protected land and protected waters, is to prevail. Such interpretation is to be applied in consultation with, and with the approval of, DIPNR.

### Any Part 3A permit issued to be kept current

84. Any Part 3A permit issued for works proposed under the DA, and as required by these conditions, must be kept current by payment of the appropriate fee until such time as the Site has been fully stabilised and rehabilitated, and any required maintenance satisfactorily completed and reported on, in accordance with these conditions. Any application for renewal is to be lodged at least 1 month prior to the expiry date of the Part 3A permit.

### GENERAL ADVICE

- a) A Part 3A permit, subject to conditions, will be issued for the proposed works upon application.
- b) Any Part 3A permit granted for works the subject of the DA will be for a period of one year, and renewable thereafter on an annual basis.
- c) Prior to the issue of the Part 3A permit the applicant must provide DIPNR with the following:
  - A copy of Council's development consent including all conditions of approval
  - Any approval from NSW Fisheries required by these conditions
  - Sufficient number of sets of plans and other documentation that satisfy DIPNR's General Terms of Approval, and any associated recommendations, for distribution to: the proponent, Council, DIPNR and any other approval body likely to be affected by DIPNR requirements
  - The appropriate Part 3A permit fee and any required bond
  - Full details on land ownership of all areas affected by the proposed works, and written authorisation for the works by the relevant land owners
- d) The rehabilitation of the Site in accordance with the Part 3A permit conditions, as determined by DIPNR, is the responsibility of the Part 3A permit holder and the owner or occupier of the land.
- e) The Part 3A permit holder and the owner or occupier of the land are responsible for construction of works or any excavation or removal of material undertaken by any other person or company at the Site.
- f) Any Part 3A permit granted is not transferable to any other person or company without written approval from DIPNR and does not allow operations at any other site

- g) Any Part 3A permit granted does not give the holder the right to occupy any land without the consent from the owner/s, nor does it relieve the Part 3A permit holder of any obligation which may exist to also obtain permission from local government and other authorities who may have some form of control over the Site of the work and/or the activities proposed to be undertaken.
- h) A 'person' for the purposes of these GTAs, means a person, persons or organisation authorised by the recipient of the consent for the DA, or their agent, should such consent be issued, to undertake any of the requirements of these GTAs.
- i) These GTAs are issued with the proviso that operations shall be carried out on freehold land. Should operations be on Crown Land, any Part 3A permit is rendered invalid for such Crown Land and has no force or effect on the same, and the occupier of Crown Land should contact the Department of Lands for their requirements.

### NSW RURAL FIRE SERVICE

- 85 Prior to issue of any construction certificate a Bush Fire Evacuation Plan is to be submitted to the NSW Rural Fire Service - Development Control Services for approval. The evacuation plan is to detail the following:
  - i) under what circumstances will the complex be evacuated.
  - ii) where will all person be evacuated to.
  - iii) roles and responsibilities of persons co-ordinating the evacuation.
  - iv) roles and responsibilities of persons remaining with the complex after evacuation.
  - v) a procedure to contact the NSW Rural Fire Service District Office / NSW Fire Brigade and inform them of the evacuation and where they will be evacuated to.
- 86 The Bush Fire Management Plan is to be prepared that addresses the following requirements:
  - i) Contact person, department and details.
  - ii) Schedule & description of works for the construction of Asset Protection zones and their continued maintenance.
  - iii) Management strategies, proposed schedule and description of works of any remnant bushland with the property boundary.
  - iv) Details of access through any gate / fire trail system for remnant bushland areas.
- 87 Approval is based on the bushfire threat assessment report prepared by Conacher Travers dated August 2004. All recommendations of that report other than those modified by the above conditions shall be fully complied with.
- 88 All bushfire management measures shall be undertaken in accordance with the General Terms of Approval issued by the Department of Infrastructure Planning and Natural Resources which are conditioned within this consent.



## B. OPERATIONAL MATTERS

These conditions pertain to the use of the site and have been imposed to ensure that the development and its operations do not interfere with the amenity of the surrounding area.

### WASTE STORAGE AND DISPOSAL

The following conditions have been imposed to ensure that the development provides adequate waste storage disposal facilities.

89. The reuse and recycling of waste materials must be maximised during construction and demolition. Minimum separation required is into 1) masonry products (bricks, concrete/ concrete roof tiles) to be sent for crushing/recycling and 2) mixed waste (paper, plastic etc) for landfill.
90. Trade waste compounds shall be constructed with sediment fencing, shade cloth, wood or metal sheets firmly staked into the ground (a trade waste bin is also suitable). The location and size of the waste storage areas must also be shown on the site plan.
91. Minimum separation requirements for construction and demolition waste can be achieved by constructing a minimum of two trade waste compounds on-site. Each waste compound must be adequately sized to enclose the waste. Alternatively, mixed waste may be stored in an adequately sized waste compound (or trade waste bin) and sent to a waste contractor/waste facility that will sort the waste on their site for recycling.

### Windblown Waste – Construction and Demolition

92. Waste must be adequately secured and contained within designated waste areas and must not leave the site onto neighbouring public or private properties.
93. Personal waste must not litter the site.
94. Dockets/Receipts verifying recycling/disposal must be kept and presented to Council upon request.

### Surplus Excavated Material

95. The disposal / landfill of waste material is not permitted without formal approval from Council prior to the commencement of works. Any unauthorised disposal of waste, which includes excavated material, is a breach of the *Protection of the Environment Operations Act 1997* and subject to substantial penalties.

### Other waste conditions

96. A "Waste Management Plan" outlining the on-site storage methods and places of disposal must be received and approved. Unless Council approves an alternate site, then all surplus excavated material must be disposed of at a licensed landfill facility.
97. Dockets/Receipts verifying recycling/disposal must be kept and presented to Council upon request.

- 98 The waste management plan received is inadequate and does not meet Council's relevant DCP requirements. Prior to the Issue of the Construction Certificate
- 99 A new plan shall be submitted which addresses: the type of waste materials, the estimated volume (m<sup>3</sup>) or area (m<sup>2</sup>) of waste materials, the proposed reuse or recycling methods, contractor information, recycling outlet and land fill site. Reuse and recycling of waste materials must be maximised
- 100 The location and size of the waste storage areas must be shown on the site plan.

Dockets/Receipts verifying recycling/disposal must be kept and presented to Council upon request.

The Waste Management Plan submitted to Council must be adhered to at all stages in the demolition/construction/design of facilities and on-going use phases. All waste material nominated for recycling must be reused or recycled. All waste nominated for disposal must be disposed of at a licensed landfill facility. Supporting documentation (dockets/receipts) verifying recycling and disposal must be kept on-site for checking by Council if required.

#### LANDSCAPING

101. Landscaping is to be carried out in accordance with the landscaping plans approved as part of this development application marked DA 288/05.
102. Landscaping is to be carried out and maintained in perpetuity to the satisfaction of Council.
- 103 To ensure landscape establishment and optimise growing conditions, the following guidelines shall be followed:
- a) All trees are to be planted in 35 litre pot sizes, as a minimum.
  - b) All trees planted in turf areas are to have with a 75 mm thick x 1.0m diameter layer of mulch around the base of the tree. Depth of mulch to be reduced at the base of the stem.
  - c) All trees are to be planted clear of any underground or aboveground services
  - d) Medium sized trees to be planted a minimum of 3.0 m clear of the building and paved areas
  - e) Small sized trees to be planted a minimum of 1.5 m clear of the building and paved areas.

#### SITE MANAGEMENT

104. Garbage bins goods and/or materials shall not be stored at any time in the car parking areas, or obstruct pedestrian pathways
- 105 Goods and/or waste or extraneous material must not be stored in the vehicular manoeuvring and parking areas. Those areas must be kept clear at all times for the free movement of vehicles

106. With the exception of garbage and recycling collection vehicles, vehicles ARE NOT PERMITTED to reverse onto or away from the road reserve. All vehicles must enter and leave the site in a forward direction and adequate space must be provided and maintained on the land to permit all vehicles to turn in accordance with Australian Standard 2390 1 Parking Facilities – Off Street Car Parking.
107. All loading and unloading must take place from the designated loading area. This area is to be clearly marked/signposted for use by deliver vehicles only.
108. Car parking spaces are to be available free of charge.
109. The car park area shall be provided with a gate and locked when not in use.
110. The stacking/storage of goods and the location of equipment must not impede access to fire egress points within the building.
111. Any alarm installed on the premises shall be a silent 'back to base' type system.
112. The premises shall not be used for the purpose of a dance hall, reception centre, discotheque, or the like.
113. Illumination of the site shall be in accordance with the requirements of Australian Standard As 4232.1997 so as not to impact upon the amenity of the occupants of adjoining and nearby residential areas.
114. Any public address system or sound amplifying equipment shall be installed so as to not emit an offensive noise, as defined by the Protection of the Environment Operations Act, 1997.
115. All demolished materials shall be removed from the site without any nuisance to Council or adjoining landowners.

## HOURS OF OPERATION

The hours of operation are limited to:

116. The chapel is permitted to operate from 7.00am to 9.00pm Monday to Sunday. On special feast or religious days, permission is granted for the operation of the chapel outside these specified hours.
117. The education establishment, chapel and associated offices are permitted to operate from 7.00am to 6.00pm Monday to Friday, with no operation permitted on Saturdays, Sundays and/or Public Holidays.

## ENVIRONMENT

118. The development, including construction, must not result in any increase in sediment deposition into any water body, wetland, bushland or Environmentally Significant Land.
119. No materials, goods, rubbish or other matter are to be stored in the Riparian zone, Cumberland Plain Woodland reserve or environmentally Significant Land at any time during or after construction.

120. No tree, with the exception of those indicated on the approved plans of the development, shall be removed, topped, lopped, pruned or damaged without the consent of Council.
121. Clearing of bushland in addition to any clearing approved for this development application, whether including the removal of trees, ground cover or understorey, requires development consent.
122. The Department of Infrastructure, Planning and Natural Resources Salinity Potential in Western Sydney Map (2002) identifies the area as being of "moderate" salinity potential. Work at the site shall be carried out in accordance with the recommendations included in the geotechnical report salinity management report submitted with the eastern precinct DA.No. 1219/04.

### **C. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

The following conditions in this section of the consent must be complied with or addressed prior to the issue of any Construction Certificate relating to the approved development, whether by Council or an appropriately accredited certifier. In many cases the conditions require certain details to be included with or incorporated in the detailed plans and specifications which accompany the Construction Certificate;

#### **DEVELOPMENT DETAILS**

##### **STORMWATER/ROAD**

123. A separate application for a permit to carry out works must be issued by Council for –
  - (a) A permit to carry out works in Council's drainage/recreation reserve or drainage easement, pursuant to Section 68 of the Local Government Act, 1993.
124. Engineering plans will be required defining all physical works necessary on the site and adjacent to it. These plans are to be certified by Council or an accredited certifier.
  - (a) These plans must satisfy the following requirements:
    - i. Council's current Design and Construction specification for subdivisions (as amended), and supplementary code.
    - ii. Council's Trunk Drainage Scheme(s).
    - iii. Council's Development Control Plans
    - iv. All proposed road and drainage works must adequately match existing infrastructure

#### **OWNER'S AGREEMENT**

125. An agreement in writing from the adjoining owners stating that approval is given for the disposal of downstream drainage onto their property shall be submitted to Council. An easement to drain water shall be created by the applicant over the area effected by downstream drainage. All costs associated with value of land and easement created is to be borne by the applicant.

### PART 3(A) PERMIT

126. Prior to the issue of the Construction Certificate evidence of a 3A permit is to be provided to Council in accordance with the Department of Infrastructure Planning and Natural Resources requirements

### VEGETATION

127. A Bushland Management Plan shall be prepared to link the riparian corridor with the Cumberland Plain Woodland Reserve, and shall be submitted to Council for approval.
128. A survey of the site to be developed shall be undertaken to determine if any Cumberland Plain Large Land Snails (*Meridolum corneovirens*) are present. The results of the survey shall be submitted to Council prior to the issue of any Construction Certificate. If the survey results conclude that any individual *M. corneovirens* are located on the site to be developed, a plan must be prepared that outlines measures to recover and relocate the individuals to bushland. This plan is to be prepared to the satisfaction of an independent expert agreed upon by both the applicant and Council and shall be submitted to Council prior to the issue of any Construction Certificate.

### TRAFFIC

129. A Traffic Management Plan is to be submitted to Liverpool City Councils Traffic Committee for approval. Works within the road reserve shall not commence until the Traffic Management Plan has been approved.

### PROVISION OF SERVICES

The following documentary evidence is to be obtained by the P.C.A. prior to the issue of any Construction Certificate.

130. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Coordinator. Please refer to "Your Business" section of Sydney Water's web site at [www.sydnevwater.com.au](http://www.sydnevwater.com.au) then the "e-developer" icon or telephone 13 20 92.

Following application a "Notice of Requirements" will detail 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. The notice must be submitted to the Principal Certifying Authority prior to the Construction Certificate being issued.

131. Prior to the issue of the construction certificate, written clearance from Integral Energy, stating that electrical services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the Principal certifying Authority.
132. Prior to the issue of the construction certificate, written clearance from an approved telecommunications carrier, stating that telephone services have been made available to the development or that arrangements have been entered into for the provision of services to the development must be submitted to the Principal certifying Authority.

158. Land fill materials must satisfy the following requirements:

- \* Be non-putrescible solid waste
- \* Be free of slag, hazardous, contaminated, toxic or radio-active matter
- \* Be free of industrial waste and building debris

159. Trucks transporting fill are to have their loads covered.

160. Where the land is to be filled, graded or roadworks constructed, it will be necessary that regular watering down of operations be carried out. Where the creation of dust during earthworks is a problem, Council may direct that such work is not to proceed when the wind velocity exceeds five knots.

#### **HOURS OF OPERATION**

161. Construction civil work is only permitted on the site between the hours of 7am to 6pm Monday to Friday and, 8am to 1pm on Saturday. No work will be permitted on Sundays or Public Holidays unless otherwise approved by Council.

162. Deliveries shall occur only between the hours of 7am and 7pm, Monday to Friday and, between 7am and 7pm on Saturday, and shall not occur at any time on Sundays or Public Holidays.

#### **AIR QUALITY AND EROSION CONTROL**

163. Dust screens are to be erected around the perimeter of the subject land during land clearing, excavation and construction and until such time as the soil is stabilised.

164. Where operations involve excavation, filling or grading of land, or removal of vegetation, including ground cover, dust is to be suppressed by regular watering until such time as the soil is stabilised to prevent airborne dust transport. Where wind velocity exceeds five knots the Principal Certifying Authority may direct that such work is not to proceed.

165. All disturbed areas shall be progressively stabilised and/or revegetated so that no areas remain exposed to potential erosion damage for a period of greater than 14 days.

166. Vehicular access to the site shall be controlled through the installation of wash down bays or shaker ramps to prevent tracking of sediment or dirt onto adjoining roadways. Where any sediment is deposited on adjoining roadways it shall be removed by means other than washing. All material is to be removed as soon as possible and the collected material is to be disposed of in a manner which will prevent its mobilisation.

#### **WATER QUALITY**

167. All topsoil, sand, aggregate, spoil or any other material shall be stored clear of any drainage line, easement, water body, stormwater drain, footpath, kerb or road surface and shall have measures in place in accordance with the approved Soil and Water Management Plan and or Erosion and Sediment Control Policy.

168. Sediment and erosion control measures are to be adequately maintained during the works until the establishment of grassing.

## **POLLUTION CONTROL**

- 169. Waste water from the washing of concrete forms or trucks shall not to enter the stormwater drainage system. The ensure that the Protection of the Environment Operations Act is not breached
- 170. The developer is to maintain all adjoining public roads to the site in a clean and tidy state, free of excavated "spoil" material. To ensure that the Clean Waters Act is not breached
- 171. Sediment and erosion controls are to be installed in accordance with an approved Soils and Water Management Plan to prevent transport of sediment into the remaining bushland or watercourses.

## **GENERAL SITE WORKS**

- 172. The cost of any necessary adjustments to utility mains and services shall be borne by the applicant.
- 173. The property must be surrounded by a security fence and the gate must be locked outside the operating hours to prevent unauthorised tipping at the property
- 174. Care shall be taken by the applicant and the applicant's agents to prevent any damage to adjoining properties. The applicant or the applicant's agents may be liable to pay compensation to any adjoining owner if, due to construction works, damage is caused to such adjoining property.
- 175. Alterations to the natural surface contours must not impede or divert natural surface water runoff, so as to cause a nuisance to adjoining property owners.

## **VEGETATION**

- 176. Existing vegetation that is required to be retained as part of the development consent shall be protected for the duration of demolition, earthworks and construction associated with the approved development.

## **F. PRIOR TO OCCUPATION OF THE BUILDING/PREMISES**

The following conditions are to be complied with prior to the occupation of the building;

### **GENERAL**

- 177. The premises must not be occupied until an occupation certificate is issued by the Principal Certifying Authority (P.C.A.). Copies of all documents relied upon for the issue at the occupation certificate must be attached to the occupation certificate and registered with Council. These documents shall include surveyor reports and compliance certificate.

Note: Does not apply to Class 1 or 10 buildings

- 173. Suitable concrete vehicular footpath crossings must be provided at the entrance to and exit from the property. These crossings must be constructed in accordance with Council's standard requirements for heavy duty crossings. All obsolete vehicular crossings must be constructed as kerb.

## TRANSPORT PLANNING:

179. Appropriate plans are to be submitted to the Liverpool Traffic Committee for the approval of pedestrian crossing facilities, parking restriction signposts and line markings
130. A 40km/h School Zone is to be installed along all roads with a direct access point (either pedestrian or vehicular) to/from the school to the RTA's satisfaction. School Zones must not be provided along roads adjacent to the school without a direct access point.

All School zone signs and pavements marking patches must be installed in accordance with RTA's authorisation guidelines and specifications

The developer must obtain written authorisation from the RTA to install the School Zone signs 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 weeks prior to student occupation of the site, for review and approval by the RTA:

- Council's conditions of Consent
- Proposed school opening date.
- Two (2) sets of detailed design plans – to the RTA's Senior Development Assessment Officer – Ph: 8814 2047

131. The developer must prepare a Transport Management and Accessibility Plan (TMAP) for the operation of the school (including pedestrians).
132. The Transport Management and Accessibility Plan to be approved by Council's Local Traffic Committee.
133. The location of the proposed pedestrian (zebra) crossing on Carmichael Drive (Drawing No. SK0110-E) at the southern end is to be deleted and to be replaced with a Pedestrian Refuge with associated sign postings and line markings on Carmichael Drive between junction of Carmichael Drive/Woodside Avenue (east) and the junction of Carmichael Drive/Woodside Avenue (west).
134. The proposed pedestrian (zebra) crossing on Carmichael Drive in front of the administration building to be deleted. A kerb blister 1.5m wide to be installed on the eastern side of Carmichael Drive opposite and between the northern exit of the administration car park and the northern bus zone. (see attached sketch)
135. The proposed pedestrian crossing at the exit of the administration car park to be removed/deleted
136. Appropriate Entry/Exit signs to be installed at the Administration car park.
137. Double white Barrier Lines to be installed along Carmicheal Drive from the northern end of southern bus zone to a point 10m past the kerb blister prior to issued of an Occupation Certificate
133. The proposed southern Bus Zone at west kerblne on Carmichael Drive to be signposted as Bus Zone (full time) prior to issued of an Occupation Certificate



139. The proposed northern Bus Zone at west keroline on Carmichael Drive to be signposted as Bus Zone 8 00am – 9 30am, 2 30pm – 4 00pm, school days only prior to issued of an Occupation Certificate.
190. Double White Barrier Lines shall be provided along Carmichael Drive from the northern end of the northern bus zone to the junction further north prior to issued of an Occupation Certificate.
191. A shared bicycle/pedestrian pathway meaning a minimum of 2.5m wide shall be provided along Carmichael Drive for the full frontage/length of school prior to issued of an Occupation Certificate.
192. No Stopping restrictions shall be provided on the northern kerblin of the road opposite the deliveries driveway.
193. All off -street parking bays and access driveways to be constructed and delineated in accordance to AS 2890 -2004.

#### **PUBLIC ROADS**

194. Prior to issue of any occupation certificate, the proposed Wombat/Pedestrian Crossings shall be constructed generally in accordance to Council's Traffic Section Committee and Road & Drainage Plans by J Wyndham Prince Pty Ltd - Plan No. 7239.
195. Prior to issue of any occupation certificate, a full width dedicated public road access shall be made available to the School site. —

#### **PUBLIC RESERVE**

196. The Catholic Education Office shall enter into a legally binding lease agreement with Council prior to issue of an Occupation Certificate for the use of Council's adjacent Public Reserve

#### **CERTIFICATES**

197. A final fire or interim safety certificate is to be attached to any Occupation Certificate, except in the case of a Class 1a or Class 10 building(s). This must include all the "essential fire services" installed in the building.
198. A Works as Executed (WAE) plan is to be prepared by a licensed surveyor indicating details of drainage pits, pipes (on site detention system if applicable), and whole of site actual surface contours at the standard of the approved design. The WAE plan is to be checked by a practising drainage designer. The designer shall provide a certification statement that the constructed works are substantially in accordance with the approved design.

## TERMITE PROTECTION

- 199 To protect the buildings from subterranean termites, termite barriers must be installed in accordance with AS 3660 1-1995 to the underside and penetrations of the concrete slab floor
- 200 In addition a durable notice must be permanently fixed inside the metre box indicating
- a) The method of protection;
  - (b) The date of installation of the system,
  - (c) Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
  - (d) The need to maintain and inspect the system on a regular basis
- 201 Certification from a licensed pest controller shall be submitted to the consent authority certifying that the termite protection system installed complies with AS3660.1.

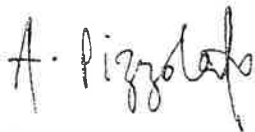
## VEGETATION

202. The final plan of subdivision must be supported by an instrument under section 88B of the Conveyancing Act, 1919. The instrument must burden each lot with restrictions as to user as follows:
- i) The area of land shown as the Riparian Buffer and the Cumberland Plain Woodland Reserve on the approved plans of the development must be retained as bushland and shall not be permitted to be cleared or damaged.
  - ii) Management of this land is to be undertaken in accordance with the Riparian Management Plan (submitted with the Application) and the Bushland Management Plan (to be prepared prior to issue of Construction Certificate).
- 203 Measures are to be included in the proposed development in accordance with the approved Riparian management Plan to prevent pollutants and weeds entering the bushland through surface runoff. Such measures shall include:
- i) Use of native plant species including native grasses;
  - ii) Ongoing weed control programs;
  - iii) Controlled watering regimes to minimise over-watering and excessive runoff;
  - iv) Plant selection to minimise the need for fertilisers and pesticides;
  - v) Ensuring that run-off from all paved surfaces is directed into Council's stormwater system.

## ADVICE

The following matters are included as advice relative to this application.

- i. If you are dissatisfied with this notice of determination or the conditions contained within this notice of determination, Section 32A of the Environmental Planning and Assessment Act 1979 gives you the right to request a review of the determination within twelve (12) months after the date of the determination.
- ii. In accordance with Section 95 of the Act, unless otherwise stated by a condition of this consent, this consent will lapse unless the development is commenced within two (2) years of the date of this notice. The applicant may apply to Council within two (2) years of the date of this notice for an extension of one (1) year.
- iii. The approval of this application does not imply or infer compliance with the Disability Discrimination Act and that the developer should investigate their liability under the Act. For assistance, you are directed to parts 2, 3 and 3 of the Australian Standards 1428 - Design for access and Mobility (Part 1 is mandatory in the Building Code of Australia).
- iv. The production/storage of "Dangerous Goods" in quantities as detailed in the "Dangerous Goods Act" must be approved by the Dangerous Goods Branch of the Work Cover Authority.
- v. The requirements of all authorities including the Environmental Protection Authority and the Work Cover Authority shall be met in regards to the operation of the building.
- vi. Regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, wither on site or on the adjacent public road(s). Sydney Water Corporation Limited may also require the applicant to obtain a Trade Waste Approval as part of the operation of the approved development. Enquiries should be made of the Corporation's requirements for the eventual operation of the approved use.
- vii. Information regarding the location of underground services may be obtained from Sydney One Call Service (SOCS), telephone (02) 9806 0800, Fax (02) 9806 0777. Inquirers should provide SOCS with the street/road name and number, side of street/road and the nearest cross street/road.
- viii. Driveway entry points must be located clear of all utility services. It is recommended that discussion be held with the relevant authorities before construction works commence. Council does not accept any responsibility towards these services.



Anthony Pizzolato  
SENIOR DEVELOPMENT PLANNER

<u>Facilities</u>	<u>Amount (\$)</u>	<u>Job No.</u>
Central Library Extensions	\$0	76174
Museum	\$0	76175
Powerhouse	\$0	76176
Indoor Entertainment Complex	\$0	76177
Whitlam Centre Extensions	\$0	76172
Georges River Parklands	\$0	76173
District Community Facilities - Land	\$0	75987
District Community Facilities - Works	\$0	75987
Local Community Facilities		
Carnes Hill - Land	\$0	75984
Carnes Hill - Works	\$0	75984
District Recreation - Land	\$0	75989
District Recreation - Works	\$0	75989
Local Recreation - Land	\$0	75988
Local Recreation - Works	\$0	75988
District Transport Facilities - Land	\$197,319	75990
District Transport Facilities - Works	\$320,131	75990
Local Transport Facilities		
Cowpasture Road West - Land	\$421,003	75995
Cowpasture Road West - Works	\$256,806	75995
District Drainage - Land	\$285,579	75998
District Drainage - Works	\$92,114	75998
Local Trunk Drainage		
Cowpasture Road West - Land	\$50,886	76004
Cowpasture Road West - Works	\$59,947	76004
Streetscape - Land	\$78,384	76015
Streetscape - Works	\$22,715	76015
Tree Planting	\$5,744	76011
Administration	\$18,496	76013
Professional and Legal Fees	\$12,376	76012
<b>TOTAL</b>	<b>\$1,821,500</b>	