

## Draft conditions of consent

### Alterations additions and demolition works to existing school

#### 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 separate appropriate 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.

##### 1.4 Services

- 1.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Recognised Energy provider
- (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 Sydney Water Tap In, 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 are to be appropriately stamped and all amended plans will require re-stamping. For further information go to:

[www.sydneywater.com.au](http://www.sydneywater.com.au), then follow the "Developing Your Land link or telephone 1300 082 746 for assistance.

- 1.4.2 Prior to any demolition works, all services or utilities should be disconnected in

consultation with the relevant service provider.

- 1.4.3 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.
- 1.4.4 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number: 1800 810 443.

## 1.5 Identification Survey

- 1.5.1 The applicant is advised to obtain an identification survey from a registered surveyor to ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

## 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:

Project Number	Drawing No.	Drawing Title	Dated
Architectural plans drawn by Hayball Architects for NSW Government Department of Education			
2141.03	03.DA00.01 Revision A	Site Analysis	24/11/17
2141.03	03.DA01.01 Revision A	Site Plan – Existing	24/11/17
2141.03	03.DA01.02 Revision A	Site Plan	24/11/17
2141.03	03.DA04.00 Revision A	Site Section	24/11/17
2141.03	03.DA05.01 Revision A	Cut and Fill Plan	24/11/17
2141.03	A03.DA03.01 Revision A	Ground Floor – Existing	24/11/17
2141.03	A03.DA03.05 Revision A	Ground Floor	24/11/17
2141.03	A03.DA03.10	Roof Plan	24/11/17

		Revision A		
2141.03		A03.DA06.01 Revision A	Elevations and Materials and Finishes	24/11/17
2141.03		A03.DA06.10 Revision A	Sections	24/11/17
2141.03		A03.DA010.01 Revision A	Admin Perspectives	24/11/17
2141.03		B03.DA03.01 Revision A	Ground Floor – Existing and Demolition Plan	24/11/17
2141.03		B03.DA03.02 Revision A	First Floor – Existing and Demolition Plan	24/11/17
2141.03		B03.DA03.05 Revision A	Ground Floor	24/11/17
2141.03		B03.DA03.06 Revision A	First Floor	24/11/17
2141.03		B03.DA03.10 Revision A	Roof Plan	24/11/17
2141.03		B03.DA06.01 Revision A	Elevations and Materials and Finishes	24/11/17
2141.03		B03.DA06.02 Revision A	Elevations and Materials and Finishes	24/11/17
2141.03		B03.DA06.10 Revision A	Sections	24/11/17
2141.03		B03.DA10.01 Revision A	Building O Perspectives	24/11/17
Landscape plans drawn by Tract Landscape Architects for NSW Government Department of Education				
Riverstone High School		0216-0767-03 DA-300 Revision 1	General Arrangement Plan	23/11/17
Riverstone High School		0216-0767-03 DA-400 Revision 1	Sections	23/11/17
Riverstone High School		0216-0767-03 DA-500 Revision 1	Details – Sheet 1 of 2	23/11/17
Riverstone High School		0216-0767-03 DA-501 Revision 1	Details – Sheet 2 of 2	23/11/17
Riverstone High School		0216-0767-03 DA-600 Revision 1	Planting Plan and Schedule Sheet 1 of 1	23/11/17

## 2.2 Tree Assessment Report

- 2.2.1 The removal of 18 trees shall be in accordance with the recommendations of the Preliminary Tree Assessment Report by Paul Shearer Consulting, Revision 2, dated 24 November 2017.

## 2.3 Suburb Name

- 2.3.1 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: Riverstone

## 2.4 Engineering Matters

### 2.4.1 Design and Works Specification

- 2.4.1.1 All works required by 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) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
- (d) Blacktown City Council Growth Centre Precincts Development Control Plan
- (e) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version)
- (f) Blacktown City Council On Site Detention General Guidelines and Checklist
- (g) Upper Parramatta River Catchment Trust On Site Stormwater Detention Handbook.

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

- 2.4.1.2 The Applicant is required to submit to Council, Bonds and/or Contributions for works associated with the development in conjunction with the civil engineering works required to be constructed as part of this development. Works may include:

- Maintenance of the construction works

These matters will be individually addressed within the consent

- 2.4.1.3 Prior to release of any bond securities held by Council for civil engineering works, the payment of a bond release inspection fee in accordance with Council's Goods and Services Pricing Schedule must be made.

- 2.4.1.4 Written notice must be provided to adjacent properties, at least 5 days prior to works commencing, where works are approved by this consent and located within Council controlled lands (i.e. Roads, drainage reserves, parks, etc)

A copy of this notice must be provided to Council's Co-ordinator of Engineering Approval.

### 2.4.2 Other Necessary Approvals

- 2.4.2.1 A separate application will be required for the following approvals, under the *Local Government Act 1993* and/or the *Roads Act 1993*.

- Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval)

## 2.5 Other Matters

- 2.5.1 Any future substation, temporary drainage works or other utility installation required to service the approved subdivision/development shall not be sited on future or existing Council land, including road reservations and/or public reserves.

## 2.6 Other Drainage Matters

- 2.6.1 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of *Blacktown City Council Growth Centre Precincts Development Control Plan 2018* for the development area in perpetuity:

*Required percentage reductions in post development average annual load of pollutants*

<b>Pollutant</b>	<b>% post development pollutant reduction targets</b>
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45

- 2.6.2 Each year by the first business day on or after 1 September the registered proprietor/lessee is to provide to Council's Asset Design Services Section a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices and rainwater tank in accordance with the approved maintenance schedule and details of all non-potable water used. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer.

## 3 PRIOR TO DEMOLITION WORKS

### 3.1 Safety/Health/Amenity

- 3.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.
- 3.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 3.1.3 Should the demolition work:
- (a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,
  - (b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
  - (c) involve the enclosure of a public place,
- a hoarding or protective barrier shall be erected between the work site and the public

place or adjoining land or 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 or adjoining land or 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.

### **3.2 Other Matters**

3.2.1 The Applicant is to advise all adjoining neighbours, and those located opposite the subject development site, by letter, of their intention to commence demolition work. The letter shall be distributed at least 2 days prior to the intended work and include the following information:

- date/s, hours and duration of the works.
- contact name and phone number of the applicant
- contact name and phone number of the licensed demolisher
- WorkCover NSW contact number 131050, and email address [contact@workcover.nsw.gov.au](mailto:contact@workcover.nsw.gov.au)

## **4 PRIOR TO CONSTRUCTION WORKS COMMENCING (PLANNING)**

### **4.1 Aesthetics/Landscaping**

4.1.1 The reflectivity index of glass used in the external facade of the building is not to exceed 20 percent.

4.1.2 Any bathroom, w.c. or laundry window in the external wall of the building shall be fitted with translucent glazing.

4.1.3 The development approval is to be constructed in accordance with the schedule of materials, finishes and colours.

4.1.4 Details of any proposed lighting to assist in crime prevention at night shall be submitted to Council for approval prior to any construction work commencing.

### **4.2 Access/Parking**

4.2.1 All new internal driveways and other new paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

4.2.2 Pedestrian access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

### **4.3 DA Plan Consistency**

4.3.1 Construction works shall only commence when the accompanying plans, specifications and/or details are consistent with the approved Development Application Design plans.

### **4.4 Tree Management Plan**

4.4.1 A Tree Management Plan is to be submitted prior to works commencing. The plan should be issued by an Arborist with AQF Level V qualifications that meets AS:4970-

2009 Protection of Trees on Development Sites. This should be submitted to the satisfaction of Council's Civil and Open Space Infrastructure prior to works commencing on site.

## **5 PRIOR TO CONSTRUCTION WORK COMMENCING (ENVIRONMENTAL HEALTH)**

### **5.1 Plans and Specifications**

- 5.1.1 Plans and specifications must be submitted that show the kitchen and food preparation areas comply with the requirements of:
- Food Act 2003 and Regulations thereunder.
  - Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.

In particular, the plans and specifications should show;

- greater detail of the flooring, wall and ceiling finishes for the kitchen area and ensure the finishes allow for effective cleaning and are non-perforated, free from open joints, cracks and crevices (AS 4674-2004 section 3.1, 3.2, 4.2.);
- the location of designated hand basins, that must be supplied with warm water delivered through a single mixer tap that allows for hot and cold water to mix and provides warm water to wash hands, soap and single-use towels with a dispensing device (AS 4674-2004 Section 4.4.2-4.4.3);
- if the site has sufficient facilities for cleaning and sanitising equipment (AS 4674-2004 Section 4.1-4.1.6). In particular if the site has a double bowl equipment sink supplied with a continuous supply of hot and cold, or warm potable water. Please clearly indicate the presence of your equipment sink on the plans and ensure that the equipment sink is no more than 5 metres away from a hand basin;
- Details as to the type and location of coving.

### **5.2 Acoustic Assessment Recommendations**

- 5.2.1 The recommendations provided in the acoustic assessment shall be implemented.

### **5.3 Acoustic Certificate**

- 5.3.1 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:

- a) does not exceed an  $L_{Aeq}$  sound pressure level of 5dB (A) above the ambient background noise level when measured
  - at the most affected point on or within any residential property boundary
- b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

### **5.4 Site Contamination**

- 5.4.1 The recommendations of the Preliminary Environmental Site Investigation, prepared by Environmental Investigation Services, report no. E29849KPrpt2 shall be implemented.

- 5.4.2 The Remedial Action Plan prepared in accordance with the recommendations of the Preliminary Environmental Site Investigation shall be endorsed by a NSW Environment Protection Authority accredited Site Auditor.

## **6 PRIOR TO CONSTRUCTION WORK COMMENCING (BUILDING)**

### **6.1 Building Code of Australia Compliance**

- 6.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by :

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which :
  - (i) complies with the performance requirements, or
  - (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
  - (iii) A combination of (a) and (b).

- 6.1.2 The structural alterations to the building shall not unduly reduce or compromise:

- (a) the existing level of fire protection afforded to persons accommodated in or resorting to the building, or
- (b) the existing level of resistance to fire of the building, or
- (c) the existing safeguards against the potential spread of fire to adjoining buildings.

### **6.2 Site Works and Drainage**

- 6.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under any environmental planning instrument), together with any associated groundwater drainage system, shall be designed by an appropriately qualified person.

- 6.2.2 Stormwater drainage from the site shall be designed to satisfactorily drain rainfall intensities of 159mm per hour over an average recurrence interval of 20 years. The design shall:

- (a) be in accordance with Australian Standard 3500.3, and
- (b) provide for drainage discharge to an existing Council drainage system, and
- (c) ensure that the development, either during construction or upon completion, does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining properties.

- 6.2.3 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy.

### **6.3 Building Additions**

- 6.3.1 The design of the building addition or attachment shall not compromise the Building Code of Australia structural design criteria of any portion of the existing building.

### **6.4 Demolition**

- 6.4.1 A clearance certificate/statement prepared in accordance with the National Code of Practice for the Safe Removal of Asbestos shall be issued by the competent



demolition contractor who holds an appropriate Demolition Licence issued by the NSW WorkCover Authority under the provisions of the Work Health and Safety Act 2011 (and any relevant Regulation there under). The certificate/statement must state that the pre-existing building/s was/were demolished in accordance with the conditions and terms of that licence, Australian Standard 2601-2001 – The Demolition of Structures and that any asbestos removal has been carried out in accordance with NOHSC-2002 – Code of Practice for Safe Removal of Asbestos.

## 7 PRIOR TO CONSTRUCTION WORK COMMENCING (ENGINEERING)

### 7.1 Engineering Construction Plans

#### 7.1.1 Construction plans shall be generally in accordance with the following drawings:

Prepared By	Drawing No.	Revision	Dated
WSP	4785 C010 4785 C020 4785 C060 4785 C061	P1	20/11/2017

The following items are required to be addressed on the Construction plans:

Provide a pit at the property boundary prior to connecting the drainage pipe into the existing Council kerb inlet pit in McCulloch Street numbered EX-1.

- i. Provide a pit at the property boundary prior to connecting the drainage pipe into the existing Council kerb inlet pit in McCulloch Street numbered EX-1.
- ii. Provide a minimum 375 mm diameter RCP crossing the footway area to Pit EX-1.
- iii. On-site detention is to be provided for the site in accordance with the Blacktown City Council Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M. The on-site detention system is to be designed using the Blacktown City Council – On-site Detention Deemed to Comply Tool. (Excel spreadsheet available upon request).
- iv. The Stormfilter Chamber is to contain a minimum of four (4), 690mm high cartridges containing a blend of zeolite, perlite and activated carbon. Amend C020 (P1).
- v. The on-site detention system is to be designed to provide a minimum of 147.0m<sup>3</sup> storage below the 1.5 year ARI Overflow Weir and 223.0 m<sup>3</sup> below the Emergency Overflow Weir.
- vi. Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the rainwater tanks, detention tank and Stormfilter chamber in accordance with Council's Engineering Guide for Development 2005.
- vii. Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines.
- viii. Access grates to the 1.5 year and 100 year orifice are to be 1200 x 1200. All other access grates to the below ground detention tank must be a minimum 900 mm by 900 mm and are positioned such that the maximum distance from any point in the tank to the nearest grate is not greater than 1.5 m for clear

heights less than 0.7 m, 2 m for clear heights less than 1.0 m, 3 m for clear heights less than 1.5 m, 4 m for clear heights less than 2.0 m, 5 m for clear heights less than 2.5 m and 6 m for clear heights greater than 2.5 m. Secure each grate with childproof locks.

- ix. The minimum grade for the base of the detention tank is to be 2% in accordance with Council's Engineering Guide for Development 2005. For larger tanks this can be in the form of a 2% cross-slope to a central "V" drain with 2% longitudinal slope along the "V" drain to achieve the minimum required volume of 557 m<sup>3</sup>.
- x. Provide galvanised or equivalent step irons or ladders for all entry points to the tanks.
- xi. All pits within the proposed development must comply with the following. Pits 600 \* 600 mm are limited to 600 mm maximum depth, pits 600 \* 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 \* 900 mm. Secure each grate with childproof locks.
- xii. On drawing C020 (P1) provide a baffle 250mm upstream of the Stormfilter weir to contain floatable pollutants. Extend the weir from the top of pit to 400mm below weir level. Provide another access point over the cartridges.
- xiii. Where the Stormfilters are provided upstream of the detention storage the layout is to comply with Council WSUD drawing A(BS)175M, sheet 23 with filter underdrains discharging downstream of the orifice controls.
- xiv. Provide a kerb or mound along the western side of the proposed development to direct the surface flows in to the detention tank.
- xv. Provide a grate to the pit B1 and fit an Enviropod.
- xvi. Indicate on plan that 200 micron Enviropods are to be provided for pits A3, A4, A5, B1, B2, B3, C1, C2 and C3.

7.1.2 Amended Engineering report by WSP, Western Sydney and Wollongong Schools Stormwater Management Report Riverstone High School Project No. 2304785T, dated November 2017 is to be provided to meet the requirements of Council's Engineering Guide for Development 2005. The amended report must address the following:

- i. Page 2. Stormwater Quantity. Remove statement that "OSD is not required for the development".
- ii. Page 2. Stormwater Quantity. Amend section to state: "On-site detention for the development site is to be designed in accordance with the Blacktown City Council Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M".
- iii. Remove reference to Psorb cartridges. Blacktown Council does not approve the use of Stormwater 360 Psorb cartridges. Replace with Stormwater cartridges using a blend of zeolite, perlite and activated carbon (ZPG).
- iv. The quantity of Stormwater 360 cartridges used is to be increased to 4 – 690mm high cartridges containing a blend of zeolite, perlite and activated carbon.

- v. Demonstrate that no adverse impact on the stormwater level of service for flood evacuation purposes in McCulloch Street for the 500 year ARI design event.

## **7.2 Other Engineering Requirements**

- 7.2.1 Submit a detailed estimate of costs for the engineering works. If this detailed estimate is \$25,000 or greater then a long service levy payment is required. Provide proof of this payment to Council.
- 7.2.2 Any ancillary works undertaken shall be at no cost to Council.

## **7.3 Drainage**

- 7.3.1 Drainage from the site shall be connected into Council's existing drainage system. In this regard it is required to connect the drainage pipe into an existing Council kerb inlet pit in McCulloch Street.

## **7.4 Erosion and Sediment Control**

- 7.4.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.
- 7.4.2 Any retaining walls shall be designed by a registered structural engineer (NER). The design shall verify that the wall has been designed to withstand all loads likely to be imposed on it during the intended lifetime and in accordance with the relevant Australian standards.
- 7.4.3 The proposed rainwater tank shall be designed by a registered structural engineer (NER). The design shall verify that the tank has been designed to withstand all loads likely to be imposed on it during the intended lifetime and in accordance with the relevant Australian Standards.

## **7.5 On-Site Detention**

- 7.5.1 Provide an on-site detention system in accordance with Council's Engineering Guide for Development.
- 7.5.2 Submit the following certificates which are to be prepared by a registered engineer (NER):
  - Certification that the structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
  - Certification that the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements.
- 7.5.3 The following documents shall be submitted to accompany the on-site detention design in accordance with the design and construction specification:
  - Comprehensive drainage drawings with cross-sectional details of the storage area, pit numbers, pipe sizes, catchment plan, etc.
  - OSD detailed design submission and calculation summary sheet
  - A maintenance schedule that is signed and dated by the designer

## **7.6 Stormwater Quality Control**

- 7.6.1 Provide a stormwater quality treatment system in accordance with Council's Engineering Guide for Development and Development Control Plan Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 7.6.2 The engineering drawings approved under this consent are not to be used for construction. Any significant variation to the water quality treatment design shall require a modification application.
- 7.6.3 Provide a maintenance schedule for the stormwater quality device that is signed and dated by the designer.
- 7.6.4 Provide details for permanent coloured interpretive signage minimum A1 size to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail is to be approved by Council.
- 7.6.5 An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Landscape Watering Plan for non-potable water uses on the site including all landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:
- i. a first flush or pre-treatment system,
  - ii. a pump with isolation valves and a warning light to indicate pump failure;
  - iii. a mains water direct tank top up with air gap for landscape watering,
  - iv. a solenoid controlled mains water bypass for toilet flushing only;
  - v. flow meters on the mains water tank top-up line, the solenoid controlled mains water bypass line and the pump outflow line, to determine actual non-potable usage;
  - vi. a timer and control box for landscape watering, allowing for seasonal variations;
  - vii. ensuring all the rainwater reuse pipes are coloured purple;
  - viii. an inline filter and preferably an automatic backwash inline filter.
  - ix. detailing how the various demands and uses will be balanced with the size of each rainwater tank.
  - x. how the system is designed to automatically achieve a minimum average usage rate of 0.4 kL/yr/m<sup>2</sup> including increasing the frequency of watering by a minimum 50% above average for the hotter months , allowing for a minimum annual average usage of 200 kL/yr.
  - xi. fitting rainwater warning signs to all external taps using rainwater.

## **7.7 Safety/Health/Amenity**

- 7.7.1 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.

- 7.7.2 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.

- 7.7.3 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) 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.

- 7.7.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.

- 7.7.5 All soil erosion and sedimentation control measures shall be installed prior to the commencement of development works.

- 7.7.6 A single vehicle/plant access to the land shall be provided to minimise ground disturbance and transport of soil onto any public place. Such access shall be provided in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. Single sized 40mm or larger aggregate placed 150mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.

- 7.7.7 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.

- 7.7.8 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
  - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction plans, and
  - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.

## **7.8 Notification to Council**

- 7.8.1 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.

## **7.9 Tree Protection**

- 7.9.1 Any tree not indicated on the approved Development Application plans as being removed shall be effectively protected against damage.
- 7.9.2 Any tree not approved for removal or more than 3m from the perimeter of any building (existing or proposed) is to be effectively protected against damage.

## **7.10 Sydney Water Authorisation**

- 7.10.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal 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](http://www.sydneywater.com.au), then follow the "Developing Your Land" link or telephone 13 20 92 for assistance.

# **8 DURING DEMOLITION WORKS**

## **8.1 Safety/Health/Amenity**

- 8.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.
- 8.1.2 A sign shall be maintained in a prominent position on the land indicating the name of

the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

- 8.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.
- 8.1.4 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.
- 8.1.5 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.
- 8.1.6 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.
- 8.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos" – National Occupational Health and Safety Commission:2002 (if applicable)
- 8.1.8 The remaining portions of each structure being demolished shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, shoring, bracing or guys, or any combination of these, shall be provided for stability, where necessary.
- 8.1.9 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.
- 8.1.10 At least one access and egress route shall be made available connecting any undemolished floor to an open space well clear of the structure being demolished. The egress route shall be clearly identified as an emergency exit and maintained clear of obstructions at all times.
- 8.1.11 A valid public liability insurance policy of at least \$10,000,000 shall be maintained throughout the demolition works.
- 8.1.12 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.
- 8.1.13 Should any excavation associated with the demolition works extend below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:
  - (a) must preserve and protect the building from damage, and
  - (b) if necessary, must underpin and support the building in an approved manner, and
  - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

- 8.1.14 All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- 8.1.15 The demolisher has an obligation to ensure that the adjoining buildings and property are not damaged.

## **8.2 Nuisance Control**

- 8.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 8.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.
- 8.2.3 The waste material sorting, storing 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 the demolition works.

## **9 DURING CONSTRUCTION (BUILDING)**

### **9.1 Safety/Health/Amenity**

- 9.1.1 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.
- 9.1.2 All measures specified to control soil erosion and sedimentation shall be maintained throughout development works.

### **9.2 Building Code of Australia Compliance**

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

### **9.3 Surveys**

- 9.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifying Authority to verify the approved position of each structure in relation to the property boundaries.

### **9.4 Nuisance Control**

- 9.4.1 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.
- 9.4.2 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.

## **9.5 Stormwater Drainage**

9.5.1 Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land (as applicable) by:

- (a) the floor level being a minimum 225mm above the adjoining finished ground level, and/or
- (b) being drained to an effective drainage system.

## **9.6 Waste Control**

9.6.1 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.

9.6.2 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act (NSW) 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014).

## **9.7 Construction Inspections**

9.7.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier or person acting on behalf of the Crown, and may include inspections (where applicable):

- (a) After excavation for, and prior to placement of, any footings; and
- (b) Prior to pouring any in-situ reinforced concrete building element; and
- (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
- (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2, 3 or 4 building); and
- (e) Prior to covering any stormwater drainage connections.

The critical stage inspection "(f)" must be carried out by the Principal Certifying Authority.

## **9.8 Tree Protection**

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

## **9.9 Environmental Health**

9.9.1 The recommendations provided in the acoustic assessment shall be implemented.

9.9.2 The food preparation areas shall be constructed so as to comply with the requirements of;

- (a) The Food Act 2003 and Regulations there under.

- (b) Australian Standard 4674-2004 *Design, construction and fit-out of food premises.*
- (c) Australian Standard 1668.2-2012: *The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings*

9.9.3 Any asbestos material is to be handled and treated in accordance with the WorkCover document “*Your Guide to Working With Asbestos - Safety guidelines and requirements for work involving asbestos*” dated March 2008.

## **10 DURING CONSTRUCTION (ENGINEERING)**

### **10.1 Notification of Works**

10.1.1 A written notification of works must be submitted to Council's Engineering Approvals Team prior to the commencement of any engineering works required by this consent. This must be submitted a minimum five (5) business days prior to commencement of engineering works.

10.1.2 A notification of works flyer (letter drop) is to be provided to all residential housing, businesses and organisations adjacent to any engineering works approved by this consent. This is for works undertaken on Council controlled lands such as roads, drainage reserves and parks. The notification of works flyer must contain details of the proposed works, locality map of works, contact details and the anticipated time period. A signed copy of the notice is to be provided to Council's Engineering Approvals Team and is to show the date of the letter drop as well as highlight the area that received the notification.

### **10.2 Insurances**

10.2.1 Current copies of relevant insurance Certificates of Currency are to be submitted to Council's Engineering Approvals Team. This shall be submitted prior to commencement of engineering works required by this consent that are carried out on Council controlled lands such as roads, drainage reserves and parks. This includes Public Liability Insurance with a minimum of \$20,000,000.00 Indemnity and Workers Compensation.

### **10.3 Soil Erosion and Sediment Control Measures**

10.3.1 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind blown dust.

10.3.2 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.

### **10.4 Inspection of Engineering Works - Roads Act 1993**

10.4.1 All inspection(s) required by this consent for any engineering works that are approved under the *Roads Act 1993* must be made by Council's Development Overseers.

Inspections must be pre-booked with a minimum twenty-four (24) hours notice. Council's Development Overseers may be contacted on 02 9839 6586 between 7am - 8am and 12.30pm - 1.30pm, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

## 10.5 **Public Safety**

- 10.5.1 The applicant is advised that all works undertaken 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.

## 10.6 **Traffic Control**

- 10.6.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a suitably qualified Roads and Maritime Services (RMS) accredited work site traffic designer for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2002.
- 10.6.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc) must be setup, installed, monitored and maintained in accordance with the certified Traffic Control Plan and by suitably qualified RMS accredited work site traffic controllers.
- 10.6.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold with them their RMS Traffic controllers accreditation.
- 10.6.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified RMS accredited work site traffic controllers will ensure a smooth transition with other nearby traffic control setups. The coordination, communication and cohesion between adjacent traffic control systems shall be addressed by the applicant and must satisfy all the requirements of AS 1742.3 - 2002.
- 10.6.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a suitably qualified RMS accredited worksite traffic control designer. This Plan must satisfy all the requirements of AS 1742.3 – 2002 and the current version of the RMS *Traffic Control at Work Sites* manual and shall be submitted to Council prior to implementation.

## 10.7 **Other Drainage Matters**

- 10.7.1 The nine (9) 200 micron Enviropods and four (4) 690 mm high Stormfilter cartridges supplied by Stormwater 360 are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product.

## 10.8 **Site Security**

- 10.8.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.

# 11 **PRIOR TO OCCUPATION (ENGINEERING)**

## 11.1 **Road Damage**

- 11.1.1 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.

## **11.2 Engineering Matters**

### **11.2.1 Surveys/Certificates/Works As Executed plans**

- 11.2.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering Work-as-Executed plans MUST be prepared on a copy of the original, stamped Construction plans for engineering works.
- 11.2.1.2 The Work-as-Executed (WAE) 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 Council.
- 11.2.1.3 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.
- 11.2.1.4 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 11.2.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 11.2.1.6 A Chartered Civil Engineer registered with NER, is to certify that:
  - i. all the requirements of the approved drainage plan have been undertaken;
  - ii. the minimum detention storage of 147.0 m<sup>3</sup> below the 1.5 year ARI Overflow Weir has been provided;
  - iii. the minimum detention storage of 223.0 m<sup>3</sup> below the Emergency Overflow Weir has been provided;
  - iv. the orifice sizes match the approved construction plans;
  - v. For the detention basin the 1.5 year ARI discharge does not exceed 17.2 l/s and the 100 year ARI discharge does not exceed 70.70 l/s.
  - vi. the rainwater tanks have been provided as per the approved construction certificate plans collecting all of the roof area;
  - vii. all the signage and warning notices have been installed;
  - viii. the interpretative water quality sign has been correctly installed;

- ix. any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations;
  - x. The non-potable water uses are being sourced using rainwater;
  - xi. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council
- 11.2.1.7 Stormwater 360 is to certify for the installation of the nine (9) 200 micron Enviropods and four (4) Stormfilters that:
- i. They are installed in accordance with the Stormwater 360 standard operational guidelines and production drawings;
  - ii. A minimum of nine (9) 200 micron Enviropods have been installed;
  - iii. The Stormfilter tank includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables for the 690 mm cartridges.
  - iv. The Stormfilter weir length is a minimum of 2.0 m;
  - v. Mosquito proof screens have been provided under all grated accesses into the Stormfilter tank; and
  - vi. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.
- 11.2.1.8 A plumber, licensed with NSW Fair Trading, or experienced hydraulic engineer registered with NER, is to certify that all the non-potable water uses are being supplied by rainwater and that all the requirements of the detailed Non-Potable Water Reuse Plan have been installed and are working correctly. Provide a copy of the certification and a signed, works-as-executed Non-Potable Water Reuse Plan to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au) .
- 11.2.1.9 An experienced irrigation specialist is to certify that all the requirements of the detailed Landscape Watering Plan have been installed as per the approved plan and are working correctly. Provide a signed, works-as-executed Landscape Watering Plan to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au) .
- 11.2.1.10 Provide maintenance requirements for each of the proposed Stormwater Quality Improvement Devices. Where these devices are located in roadway/parking areas these are to include traffic management requirements. The maintenance schedule is to contain a requirement that either the filter cartridges are to be replaced no later than two years after the date of installation, or a flow test is to be undertaken on the filter chamber in accordance with Council's WSUD Handbook. The flow test is to be repeated and passed each and every year after that for the filters to be retained, but the filters must be replaced after a maximum of 5 years. The designer of the stormwater treatment system must prepare the Maintenance schedule and this schedule must show the designer's name, company, signature and date on it.
- 11.2.1.11 Provide written evidence that the registered owner/school has entered into a signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Stormwater Quality Control system and the on-site detention basin. Forward a copy of the signed and endorsed contract(s) and

maintenance contractor(s) details to Council's WSUD Compliance Officer at [WSUD@blacktown.nsw.gov.au](mailto:WSUD@blacktown.nsw.gov.au).

## **11.2.2 Easements/Restrictions/Positive Covenants**

11.2.2.1 Any easement(s) or restriction(s) required by this consent must nominate Blacktown City Council as the authority to release vary or modify the easement(s) or restriction(s). The form of easement or restriction created as a result of this consent must be in accordance with the following:

(a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).

(b) The standard format for easements and restrictions as accepted by the NSW Land Registry Services.

11.2.2.2 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the on-site detention storage areas and outlet works.

11.2.2.3 Restrictions and positive covenants must be endorsed by Council and lodged with NSW Land Registry Services over the Stormwater Quality Control devices/system and outlet works. The covenant requirements are to include the submission of an annual report on water treatment and non-potable water usage by the first business day on or after 1 September each year. The Restriction to User and Positive Covenant must be registered with NSW Land Registry Services prior to occupation.

11.2.2.4 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.

## **12 PRIOR TO OCCUPATION OF THE DEVELOPMENT**

### **12.1 Compliance with Conditions**

12.1.1 Prior to occupation of the development all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

### **12.2 Temporary Facilities Removal**

12.2.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.

12.2.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.

12.2.3 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.

12.2.4 Any temporary builder's sign or other site information sign shall be removed from the land.

12.2.5 Any temporary site access provided for the purpose of development works shall be

removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

### **12.3 Fire Safety Certificate**

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

### **12.4 Traffic Management**

- 12.4.1 The applicant shall provide a Green Travel Plan and Operational Traffic Management Plan for the day to day running of the school, and details of its implementation for Council's approval.

### **12.5 Other Matters**

- 12.5.1 Retaining wall(s) and/or other effective methods to retain excavated or filled ground (other than those sites works which may be Exempt Development under any environmental planning instrument), together with any associated groundwater drainage system, shall be constructed and/or provided in accordance with the approved plans.

- 12.5.2 The Tree Management Plan must be fully implemented prior to occupation of the development.

### **12.6 Services/Utilities**

- 12.6.1 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 Servicing Coordinator. Please refer to the "Building Plumbing and Developing" Section of the website [www.sydneywater.com.au](http://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.
- (b) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, 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.

### **12.7 Environmental Health**

- 12.7.1 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been

completed in accordance with the certified design and to the standard required by this consent.

- 12.7.2 A health inspection is to be conducted by Council's Environmental Health Officer to insure that the fit out of the food premises complies with the requirements of the Food Act 2003 and Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.
- 12.7.3 The food premises shall be registered with Council's Environmental Health Unit. The attached application form shall be used for registration purposes.
- 12.7.4 The installation of any grease arrestor shall comply with the requirements of the Sydney Water Corporation. A copy of the Corporation's Trade Waste Agreement, shall be submitted to Council.
- 12.7.5 Prior to occupation, documentation shall be submitted to Council certifying that any new ventilation system has been installed and is operating in accordance with Australian Standard 1668.2:2002 *The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control*.
- 12.7.6 Once endorsed the Remedial Action Plan shall be carried out. Upon completion of remediation an appropriately qualified environmental consultant must prepare a validation report in accordance with;
- NSW Environment Protection Authority's "*Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*" (2011)
  - NSW Environment Protection Authority's *Contaminated Sites Sampling Design Guidelines* (1995)
  - National Environment Protection Council "*National Environment Protection (Assessment of Site Contamination) Measure*" (2011).
  - Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council's Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (1992).
  - NSW Environment Protection Authority's "*Contaminated Sites: Guidelines for NSW Site Auditor Scheme*" (2006)
- 12.7.7 A NSW Environment Protection Authority accredited Site Auditor is to review the validation report(s) and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation were carried out in accordance with the above guidelines and that the site is suitable for the use/proposed use.

## **13 PRIOR TO OPERATION**

### **13.1 Road Damage**

- 13.1.1 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.

### **13.2 Engineering Matters**

#### **13.2.1 Surveys/Certificates/Works As Executed plans**



- 13.2.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the works are completed. A hardcopy (A1 size) and softcopy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council.
- 13.2.1.2 A certificate from a Registered Engineer (NER - Structural) must be lodged with Council verifying that the following items have been constructed in accordance with all relevant Australian standards and in accordance with Council's Engineering Guide for Development and shall note that the as-built product is structurally adequate;
- i. Retaining wall
  - ii. Rainwater tank

## **14 OPERATIONAL (PLANNING)**

### **14.1 Access and Parking Provision**

- 14.1.1 The ongoing provision onsite of 107 car parking spaces consisting 67 formal spaces and 40 informal spaces on gravel surface are to be available at all times during the operation of the school and its activities. All required off-street car parking spaces and internal driveways shall be maintained to a standard suitable for the intended purpose.
- 14.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.
- 14.1.3 Pedestrian access to existing parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

### **14.2 General**

- 14.2.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 14.2.2 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.
- 14.2.3 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.
- 14.2.4 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.
- 14.2.5 No nuisance or interference with the amenity of the area shall be created by reason 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.

### **14.3 Use of Premises**

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

- 14.3.2 The development shall not be used or converted for use for any purpose other than that:
- (a) Granted consent by Council's Notice of Determination, or
  - (b) Which is "Exempt Development", "Complying Development" or "Development without Consent" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

## **15 OPERATIONAL (ENVIRONMENTAL HEALTH)**

### **15.1 Environmental Health**

- 15.1.1 The recommendations provided in the acoustic report shall be implemented.
- 15.1.2 No nuisance or interference with the amenity of the area shall be created by reason of any purpose or operation on the land causing the emissions 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.
- 15.1.3 Any activity carried out in accordance with this approval shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 15.1.4 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 15.1.5 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 15.1.6 The food premises shall be maintained in accordance with the requirements of;
- Food Act 2003 and Regulations there under.
  - Australian Standard 4674-2004 *Design, construction and fit-out of food premises*.
- 15.1.7 The proprietor is to ensure that all food handling complies with the requirements of the Food Act 2003 and Regulations there under.
- 15.1.8 The premises is to be registered with Council as a food business.