Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

**Reasons for approval**

The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being;

Singleton Local Environmental Plan 2013 (SLEP), State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Planning Systems) 2021.

The proposed development, subject to the recommended conditions, is consistent with the objectives of the Singleton Development Control Plan 2014 (SDCP).

Subject to the recommended conditions the proposed development will be provided with adequate essential services required under the SLEP.

The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.

The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.

The proposed development is a suitable and planned use of the site and its approval is within the public interest.

Council has given due consideration to community views when making the decision to determine the application.

**Right of appeal / review of determination**

If you are dissatisfied with this determination:

**Request a review**

You may request a review of the consent authority’s decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

**Rights to appeal**

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

**Terms and Reasons for Conditions**

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

**General Conditions**

1. **Approved Plans and Documentation**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

1. Approved Plans

|  |  |  |  |
| --- | --- | --- | --- |
| **Name of Plan** | **Drawing Number** | **Issue** | **Date** |
| Demolition Site Plan | DA001 | A | 20/05/2024 |
| Proposed Site Plan Stage 1 | DA002 | A | 20/05/2024 |
| Proposed Site Plan Stage 2 | DA003 | A | 20/05/2024 |
| Proposed Site Plan Stage 3 | DA004 | A | 20/05/2024 |
| Proposed Staged Site Plan | DA005 | A | 20/05/2024 |
| Ground Floor Plan | DA100 | A | 20/05/2024 |
| First floor Plan | DA101 | A | 20/05/2024 |
| Elevations | DA200 | A | 20/05/2024 |
| Elevations | DA201 | A | 20/05/2024 |
| Sections  | DA301 | A | 20/05/2024 |
| Material Palette | DA400 | A | 20/05/2024 |
| Civil Notes | C01 | P2 | 19/05/2023 |
| Civil Plan | C02 | P9 | 23/05/2023 |
| Pavement Plan – Sheet 1 | C03 | P5 | 11/04/2024 |
| Pavement Plan – Sheet 2 | C04 | P5 | 23/05/2024 |
| Stormwater Plan – Sheet 1 | C05 | P3 | 26/09/2023 |
| Stormwater Plan – Sheet 2 | C06 | P4 | 23/05/2023 |
| Civil/Stormwater Details | C07 | P5 | 23/05/2023 |
| Turning Swept Path | C08 | P4 | 23/05/2023 |
| Cut and Fill Plan Sheet 1 | C09 | P4 | 26/09/2023 |
| Cut and Fill Plan Sheet 2 | C10 | P5 | 23/05/2023 |
| Cut and Fill Plan Sheet 3 | C11 | P5 | 23/05/2023 |
| Civil Plan Southern Carpark | C12 | P1 | 26/09/2023 |
| Stormwater Plan - Southern Carpark | C13 | P1 | 26/09/2023 |
| Stormwater Plan - Southern Carpark | C14 | P1 | 26/09/2023 |
| Cut and Fill Plan Southern Carpark | C15 | P1 | 26/09/2023 |
| Chainage Plan Main Carpark | C16 | P2 | 23/05/2023 |
| Main Carpark Sections – Sheet 1 | C17 | P1 | 04/03/2023 |
| Main Carpark Sections – Sheet 2 | C18 | P1 | 04/03/2023 |
| Chainage Plan & Sections Southern Carpark | C19 | P1 | 04/03/2023 |
| Sediment and Erosion Control Notes | SE01 | P1 | 19/09/2023 |
| Sediment and Erosion Control Plan | SE02 | P2 | 23/05/2023 |
| Sediment and Erosion Control Details | SE03 | P1 | 19/09/2023 |
| Landscape Masterplan (render) | C100 | B | 23/05/2024 |
| Existing Tree Management Plan | 001 | B | 23/05/2024 |
| Landscape Masterplan | 100 | B | 23/05/2024 |
| General Arrangement Plan 1 | 101 | B | 23/05/2024 |
| General Arrangement Plan 2 | 102 | B | 23/05/2024 |
| Landscape Specification Notes & Indicative Plant Schedule | 500 | B | 23/05/2024 |
| Landscape Details | 501 | B | 23/05/2024 |

1. Approved Documents

|  |  |  |  |
| --- | --- | --- | --- |
| **Document**  | **Reference** | **Author** | **Date** |
| DA Acoustic Report | 12412 R01 Rev 3 | PJ Knowland Pty Ltd | 24/10/2023 |
| Flood Emergency Response Plan | P2410167JR01V01 | Martens & Associates Pty Ltd | 27/05/2024 |
| Operational Plan of Management | ACC\_Singleton\_Rev A | Australian Christian College | 28/05/2024 |
| School Transport Plan | SCT\_00368 – Rev 2.0 | SCT Consulting Pty Ltd | 04/04/2024 |
| Traffic Impact Assessment | SCT\_00368 – Rev 7.0 | SCT Consulting Pty Ltd | 27/05/2024 |
| Waste Management Plan | Waste Management Plan – Rev 2 | Australian Christian College | 28/05/2024 |

In the event of any inconsistency between the approved plans and documents, the approved Plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

**Condition Reason**

*To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.*

1. **Construction Certificate, Principal Certifier & Notice of Commencement**

"In accordance with the provisions of Section 6.6 of the Environmental Planning and Assessment Act 1979 construction works approved by this consent must not commence until:

a)    A Construction Certificate has been issued by the consent authority, Council or an registered certifier; and

b)    A Principal Certifier has been appointed by the person having benefit of the development consent in accordance with Section 6.5 of the EP&A Act 1979; and;

c) If Council is not the Principal Certifier, notify Council no later than two (2) days before building work commences as to who is the appointed Principal Certifier; and;

d) At least two (2) days before commencement of building work, the person having benefit of the development consent is to notify Council as to the intention to commence building work."

**Condition Reason**: To ensure a Construction Certificate is approved before building work commences

1. **Energy Efficiency - Class 3, 5,6, 7, 8 and 9 Buildings**

The proposed building(s) must be constructed in accordance with the current requirements for efficient energy use. The Principal Certifier is to be satisfied that the proposed building(s) will comply with Section J and NSW Subsection J(B) of the Building Code of Australia.

**Condition Reason**: To ensure the buildings satisfy the relevant energy efficiency requirement.

1. **Section 138 Approval**

Any work within a public road must be inspected and approved by Council under the Roads Act 1993 as the Roads Authority. The applicant is to submit an application in order to obtain a permit with conditions prior to starting any works on the Council Road Reserve.

**Condition Reason**: To ensure the work complies with the Roads Act 1993

1. **Building in the Vicinity of Sewer Main – Permitted Development**

The development is in proximity to Council’s 150mm Vitrified Clay sewer main. Developments close to sewer mains are required to comply with Council’s Building in the Vicinity of Sewer and Trunk Water Mains Policy. The development is permitted under the policy however it is noted that if there is any encroachment on the sewer easement.

* The structure must be readily removable in the case of work required to take place on Council assets.
* Any future costs arising from the requirement to remove and subsequently reassemble the structure, as directed by Council, will be at the full cost of the owner.

It is recommended that the applicant contact Councils Water and Sewer Group if further Information is required.

**Condition Reason**: To ensure development complies with Council’s Building in the Vicinity of Sewer and Trunk Water Mains Policy.

1. **Service Relocations**

The registered proprietor of the land shall be responsible for all costs incurred in the

necessary relocation of any services affected by the required works. Council

and other service authorities should be contacted for specific requirements prior to

commencement of any works.

***Reason:*** *To ensure the relocation of services are not adversely impacted.*

1. **Staged Approval**

The development is to be completed in numerical stages in accordance with the Staging Plans as approved under this consent.

One Construction Certificate may be issued for all stages, or a single Construction Certificate may be issued

**Condition Reason:** To ensure the approved development is completed as per the approved staging.

1. **Student Numbers**

The maximum number of students approved to use the facility under Stage 1 and 2 is 491 Students.

The maximum number of students approved to use the facility under Stage 3 is 700 Students.

**Condition Reason:** To ensure compliance with the approved number of students.

1. **Bridge Design**

A practicing structural engineer must certify the design of the ‘bridge’, as identified on Cicil Plan prepared by Demlakian (C02 – P9) dated 23/05/2024, and must also inspect the construction of the ‘bridge.’ Before the issuance of an occupation certificate, the Principal Certifying Authority must receive certification that the construction of the ‘bridge’ complies with the specifications and structural details

**Condition Reason:** To ensure structural integrity.

**Before Issue of Construction Certificate**

1. **Access for people with disabilities**

Before the issue of the Construction Certificate, the Principal Certifier shall be satisfied that access for people with disabilities from the public domain and all car parking areas on site to all tenancies within the building is provided.

Compliant access provisions for people with disabilities shall be clearly shown on the plans submitted with the Construction Certificate. All details shall be provided to the Principal Certifier prior to the issue of the Construction Certificate.

All details shall be prepared in consideration of the Disability Discrimination Act 1992 and the relevant provisions of AS1428.1, AS1428.2, AS1428.4 and AS1735.12.

**Condition Reason:** To ensure the plans comply with the requirements for access for people with disabilities.

1. **Accessible toilet facilities**

Before the issue of the Construction Certificate plans and details of the accessible toilet(s) complying with the relevant Australian Standards, the Building Code of Australia (National Construction Code) and with regard to the Disability Discrimination Act 1992, shall be provided to and approved by the Principal Certifier.

**Condition Reason:** To ensure the plans comply with the requirements for access for accessible toilet facilities.

1. **Building Waste**

Prior to any construction work commencing, containment of building waste materials shall be provided within the boundaries of the building site, above natural or excavated ground level, by a screened area of silt stop fabric or shade cloth, having minimum dimensions of 2.4 x 2.4 x 1.2 metres high OR equivalent size waste disposal bin.

**Condition Reason:** To ensure building waste is appropriately contained.

1. **Compliance with Acoustic Report**

Before the issue of a Construction Certificate, the construction drawings and construction methodology must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with any requirements and recommendations of the approved acoustic report prepared by PJ Knowland Pty Ltd dated 24 October 2023 reference 12412 R01v3.

*Note: Suitably qualified Acoustic Consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member.*

**Condition Reason:** To ensure appropriate noise attenuation measures are used

1. **Flood Risk Management Plan**

Before the issue of a construction certificate, A Flood Risk Management Plan prepared by a suitably qualified Engineer must be provided to the Certifying Authority demonstrating compliance with the following:

a) The design must show that the proposed development is capable of withstanding the effects of flood waters, including immersion, structural stability, buoyancy and impact and loading from debris up to and including the 1% Annual Exceedance Probability (AEP) event.

b) Certification that the proposed development/ building flood refuge is capable of withstanding the force of any flood waters experienced up to the Probable Maximum Flood Event (PMF).

c) Certification demonstrating that any damage to the proposed development sustained in a flood will not generate debris capable of causing damage to downstream buildings or property

Certification demonstrating that the finishes, plant fittings and equipment and any other buoyant fixtures will be of materials and functional capacity to withstand the forces of floodwater in events up to and including the 1% AEP event including hydrostatic pressure, hydrodynamic pressure and buoyancy forces.

**Condition Reason:** To ensure the development minimises flood risk.

1. **Earthworks – Construction Drawings**

Before the issue of a Construction Certificate, earthwork construction drawings are to be submitted to the Principal Certifier for approval. All earthworks are to be constructed in accordance with Australian Standard 3798, “Guidelines on Earthworks for Commercial and Residential Developments.”

**Condition Reason:** To ensure required earthwork details are provided.

1. **Liquid Trade Waste - Industrial Premises**

Before the issue of a Construction Certificate, a Liquid Trade Waste Application to Council’s Water and Sewer Group must be lodged for consideration, including a drainage plan reflecting any proposed LTW pre-treatment devices or processes.

**Condition Reason:** To ensure liquid trade waste requirements are met before construction.

1. **Parking and Vehicle Movements**

Before the issue of a Construction Certificate, the applicant is to supply scaled drawings of parking and vehicle movements for the development to the Principle Certifying Authority for approval.

**Condition Reason:** To ensure parking and vehicle movements can be accommodated as required for the development.

1. **Sediment and Erosion Control Plan**

Prior to the issue of a Construction Certificate, a sediment and erosion control plan is to be submitted and approved by the nominated Principal Certifier. The sediment and erosions control plan shall be prepared in accordance with Council’s Development Engineering Specifications and Landcom’s ‘Soil and Construction – Managing Urban Stormwater - Current edition.

**Condition Reason:** To ensure a sediment and erosion control plan is in place.

**Before Building Work Commences**

1. **Construction Certificate**

Before the commencement of any Subdivision construction work, a Construction Certificate shall be obtained from a Principle Certifying Authority.

*Note: If the Construction Certificate is issued by a Principal Certifier that is not Council it will be necessary to lodge the Construction Certificate and other approved documents with Council within two days of such approval.*

**Condition Reason:** To ensure a Construction Certificate is submitted as required.

1. **Critical stage inspections**

Critical stage inspections must be called for by the Principal Contractor or Owner Builder as required by the Principal Certifier (PC), and PC Service Agreement, and the Act and Regulation.

Work must not proceed beyond each critical stage until the PC is satisfied that work is proceeding in accordance with this consent, the Construction Certificate(s) and the Act. Critical stage inspections, means the inspection prescribed by the Regulations for the purpose of section 6.5 of the Act or as by the PC and PC Service Agreement.

**Condition Reason:** To ensure critical stage inspections are undertaken as required.

1. **Notice of builder's details**

Before to the commencement of any development or excavation works, the Principal Certifier shall be notified in writing of the name and contractor license number of the owner/builder intending to carry out the approved works.

**Condition Reason:** To ensure the Principal Certifier receives the builder's contact details.

1. **Notice of commencement**

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the Principal Certifier form shall be submitted to Council.

**Condition Reason:** To ensure notice of commencement received before work commences.

1. **Principal Certifier Signage and Contact Details**

Prior to the commencement of works, a sign must be erected in a prominent position on the site on which the proposal is being carried out. The sign must state:

a) Unauthorised entry to the work site is prohibited;

b) The name of the principal contractor (or person in charge of the site) and a telephone number on which that person may be contacted at any time for business purposes and including outside working hours; and

c) The name, address and telephone number of the Principal Certifier for the work.

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

**Condition Reason:** To ensure Principal Certifier contact details are displayed as required.

1. **Sediment and Erosion Control**

The control of erosion and the prevention of silt discharge into drainage systems and waterways will be necessary in accordance with Council’s Development Engineering Specifications, Landcom’s ‘Soil and Construction – Managing Urban Stormwater - Current edition. Sediment and erosion control measures are to be implemented before the commencement of any earthworks and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.

**Condition Reason:** To ensure sediment and erosion control measures are appropriately put in place.

**During Building Work**

1. **Noise – Construction Sites**

The operating noise level of construction site operations, including machinery, plant and equipment when measured at any affected premises, shall be evaluated and comply with the requirements of the NSW Office of Environment and Heritage publication “Interim Construction Noise Guideline” July 2009.

Approved Construction Times

The approved hours for construction of this development are:

 Monday to Friday - 7.00am to 6.00pm.

 Saturday – 8am to 1pm.

No construction work shall take place on Sundays or Public Holidays.

***Reason:*** *To ensure amenity of the area during works.*

1. **Stockpiling Material**

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

***Condition Reason***: *To ensure the material is kept on site.*

1. **Vehicle Movements**

Vehicle movements off site shall not result in the dispersal of soil or other materials onto a public road.

***Condition Reason:*** *To ensure soil is not deposited on a public road.*

1. **Inspection Requirements for Sanitary Drainage**

The applicant shall ensure that Council, being the Plumbing Regulator under delegation by NSW Fair Trading, has been requested to and carried out inspection of the works at the following stages of construction:

a) Internal drainage lines before the floor is laid, or concrete placed.

b) Stackwork before being covered.

c) External drainage lines before backfilling of the trenches.

d) Final - on completion of all sanitary plumbing to drainage work.

Requests for inspections may be made either by telephone (02) 65 787 290 or in person at one of Councils Customer Service Counters.

Inspection requests are subject to the following:-

a) Applicants are required to nominate the relevant Notice of Work and address prior to the inspection request being granted.

b) Customer Service staff, only, will receive all requests for inspections.

c) Where work is not prepared, ready for inspection, applicants will be required to re-book inspections through a Customer Service Centre for the next available day and a re- inspection fee may be charged.

d) Inspections must be received before 3.30 pm on the working day prior to when the inspection is required.

e) Inspections will be carried out in accordance with the inspection details indicated on Council’s website – search Building/Plumbing Inspections.

**Condition Reason:** To ensure inspections for sanitary drainage are undertaken as required.

1. **Dust Control**

Where a dust nuisance is likely to occur, suitable screens and/or barricades shall be erected during the demolition, excavation and building works. If necessary, water sprays shall be used on the site to reduce the emission of dust. Screening shall consist of minimum 2 metres height of shade cloth or similar material secured to a chain wire fence of the like and shall be modified as directed by the Singleton Council should it fail to adequately control any dust nuisance.

**Condition Reason:** To prevent the movement of dust outside the boundaries of the site.

1. **Site Management**

All possible and practical steps shall be taken to prevent nuisance to the occupants of the surrounding neighbourhood from windblown dust, debris, noise and the like during the demolition, excavation and building works.

**Condition Reason:** Health and amenity

1. **Classification of Waste**

Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified, transported, and disposed of in accordance with the Protection of the Environment Operations Act 1997 and NSW EPA requirements.

**Condition Reason:** To ensure controls are in place for waste management

1. **Importation of Fill**

All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.

All fill imported onto the site must be validated by either one or both of the following methods:

1. Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
2. Sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines

**Condition Reason:** To ensure controls are in place for contamination management

1. **Notification of new contamination evidence**
2. Any new information which comes to light during site preparation, remediation, demolition or construction works which has the potential to alter previous conclusions about site suitability and contamination must be notified to the Principal Certifier and Singleton Council.
3. Council may require a NSW accredited site auditor to be engaged to review the contamination assessment and remediation/validation process (where applicable). If appropriate, Council may also require a new Remedial Action Plan (RAP) to be prepared and implemented to ensure the site can be made suitable for the approved use in light of the new information.
4. Where a NSW accredited Site Auditor is engaged in compliance with part (b) above, an Occupation Certificate must not be issued until a Section A Site Audit Statement has been submitted to Singleton Council by the Auditor confirming the site is now suitable for the proposed use.

**Condition Reason:** To ensure controls are in place for contamination management

1. **Placement of Fill**

Filling must not be placed in such a manner that natural drainage from adjoining land will be obstructed or in such a manner that surface water will be diverted.

Further, any 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. **Condition Reason:** To ensure fill is appropriately placed during works.

1. **Earthworks**

All earthworks carried out as part of the development are to be constructed in accordance with Australian Standard 3798, ‘Guidelines on Earthworks for Commercial and Residential Developments’.

**Condition Reason:** To ensure earthworks are carried out as required.

1. **Finished Floor Level - Flooding**

Council records indicate that the development site is likely to be or has been affected by flooding.

Floor levels for the development shall be constructed in accordance with the minimum Australian Height Datum (AHD) levels as shown on the approved plans.

Upon completion of the concrete formwork for the floor or the timber floor frame, a registered surveyor shall survey the finished floor level to Australian Height Datum (AHD) and provide a certificate to the Principal Certifier which confirms the finished floor level complies with the approved plans.

**Condition Reason:** To ensure the floor height of the development meets the minimum floor height requirement.

**Before Issue of Occupation Certificate**

1. **Fire Safety Certificate**

A Final Fire Safety Certificate must be obtained in accordance with Part 11 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, before the issue of an Occupation Certificate for the building.

A copy of the Fire Safety Certificate and Fire Safety Schedule must be:

a) Forwarded to Singleton Council;

b) Forwarded to the Commissioner of NSW Fire and Rescue; and

c) Prominently displayed in the building

**Condition Reason:** To ensure a fire safety certificate is obtained prior to occupation.

1. **Issue of Occupation Certificate**

The Principal Certifier shall only issue an Occupation Certificate when the building has been constructed in accordance with the approved plans, specifications and conditions of consent. No occupational use is permitted until the Principal Certifier issues an Occupation Certificate.

Note: If an registered certifier approves occupation of a dwelling the certifier is to immediately notify Council in writing.

**Condition Reason:** To ensure the Occupation Certificate is only issues in accordance with the approved documentation.

1. **Acoustic Verification Report**

Before the issue of the Occupation Certificate, a suitably qualified acoustic consultant\* must prepare an acoustic verification report to the satisfaction of the Principal Certifier that confirms the following:

(a) All recommendations contained in the DA acoustic report prepared by PJ Knowland Pty Ltd dated 24 October 2023 reference 12412 R01v3 have been implemented, and

(b) The project specific noise criteria established in the DA acoustic report and any other noise and vibration criteria specified in this consent are being complied with.

\*Note: Suitably qualified Acoustic Consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustics Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member.

**Condition Reason:** To protect residential amenity

1. **Flood Risk Management Plan**

A Certificate of Compliance prepared by a suitably qualified Flood engineer must be provided to the Principal Certifying Authority before the issue of an occupation certificate stating that all aspects of the Flood Risk Management Plan have been completed and/or implemented in accordance with the approved Plan

**Condition Reason:** To ensure the Flood Risk Management Plan is complied with.

1. **Driveway Access – Industrial/Commercial**

Before issue of an Occupation Certificate, the driveway access to the car parking area of the development shall be designed and constructed in accordance with Council Development design and construction specifications.

Note: This work within the road reserve will required a section 138 application.

**Condition Reason:** To ensure Driveway Access is appropriately provided.

1. **Stormwater Disposal**

Stormwater shall be disposed of through a system designed to the satisfaction of the Principal

Certifier in accordance with Australian Standard 3500 and be conveyed to:

a) an existing approved stormwater system;

b) the street gutter or kerb inlet pit;

c) an existing easement to which the land has an entitlement to use; or

d) an inter-allotment drainage system to which the land has an entitlement to use.

Immediately after completion of any roof, a disposal system shall be installed which disposes of the stormwater without causing any adverse environmental impacts.

**Condition Reason:** To ensure stormwater from the development is disposed of appropriately.

1. **Landscaping**

Prior to the issue of the occupation certificate the landscaping, including replacement plantings, shall be installed in accordance with the approved Landscape plans

**Condition Reason:** To ensure landscaping is installed to minimise visual impacts.

1. **Industrial Premises**

Prior to the issue of any Occupation Certificate:

An approved, appropriately sized wastewater pre-treatment system is required to be installed, including:

1. Plaster trap(s)
2. Sampling point at the outlet of pre-treatment system

**Condition Reason:** To ensure liquid trade waste is installed.

1. **Water and Sewer Contributions**

Prior to the release of an Occupation Certificate, the applicable water and sewer contributions must be paid. Water Directorate Guidelines are used to calculate the charges which reflect the additional water and sewer loadings generated by the development.

The value of the contributions will be included in Water and Sewer Group’s Notice of Requirements in response to the developer’s application for a certificate of compliance as under Section 307, Water Management Act 2000 (NSW).

**Condition Reason:** To ensure Water and Sewer Contributions are paid.

1. **Water and Sewer Certificate of Compliance**

Prior to the issue of an Occupation Certificate, a certificate of compliance with requirements of Section 307, Water Management Act 2000 (NSW) must be obtained from Council’s Water and Sewer group.

A Section 307 Certificate will be issued, upon application to the Water and Sewer Group, after all requirements detailed in the Section 306 Notice of Requirements have been satisfied.

**Condition Reason:** To ensure completion of Water and Sewer requirements.

1. **Damage caused during construction**

Prior to the issue of an Occupation Certificate, the applicant will repair any damage to a public road or associated structures such as kerb and gutter, drains, footpath and utility services caused as a consequence of the development works. Any remediation work is to be completed to Council’s satisfaction.

**Condition Reason:** To ensure repair of any damage to Council infrastructure

**Occupation and Ongoing Use**

1. **School Transport Plan**

The School Transport Plan, prepared by SCT Consulting, dated 04/04/2024 version 2, is to be implemented as an interim measure to manage traffic impacts, prior to the opening of the Singleton Bypass in 2026.

The School Transport Plan is to be in place until the Singleton Bypass is opened.

The maximum school’s student population is 491 students, until the Singleton Bypass is opened.

**Condition Reason:** To ensure minimal impacts to the intersection of Kelso Street and the New England Highway.

1. **Flooding – Flood Emergency Response Plan**

All recommendation of the Flood Emergency Response Plan by Martens & Associates (P2410167JR01V01) dated 27/05/2024, Version 1, are to be implemented.

There must be information available in an easy to access place to ensure the students and staff are aware of the safe evacuation procedures, including Emergency contact details.

Management of the facility must ensure there are policies and protocols in place and advised to appropriate staff members before the occupation of the building,

**Condition Reason:** To ensure safe occupation, and a safe evacuation plan in the event of a flood.

1. **Driveways to be Maintained**

All access crossings and driveways shall be maintained in good order for the life of the development.

***Condition Reason:*** *To ensure access crossings and driveways remain in safe order.*

1. **Operational Management Plan**

The Operational Plan of Management by Australian Christian Colleague (1Revision A) dated 28/05/2024, is to remain current and enforced whilst ever the property is operated as a School.

The owner (or appointed delegate) shall be responsible for ensuring all workers and contractors are aware of the potential operational issues which may arise under given conditions at the site and instruct those persons to adhere to the management controls as described in the Operational Management Plan.

The owner (or appointed delegate) must hold a copy of the Operational Management Plan on site at all times. All workers and contractors that are engaged to undertake works must receive or review a copy of the Operational Management Plan and sign their acknowledgement and understanding of the requirements prior to work commencing to enable determination of potential issues related to their proposed works.

***Condition Reason:*** *To ensure the school is operations is in line with the approved Operational Management Plan.*

**Before Demolition Work Commences**

1. **Sediment and Erosion Control measures**

Prior to the commencement of works, the following measures are to be implemented on the site to assist with sedimentation control during the construction phase of the project: -

a) A dish shaped diversion drain, or similar structure will be constructed above the proposed building works to divert run-off to a stable discharge area such as dense ground cover. This diversion drain is to be lined with turf or otherwise stabilised.

b) A sediment-trapping fence using a geotechnical fabric specifically designed for such purpose and installed to manufacturer’s specifications is to be placed in suitable locations below the construction area to reduce impacts on waterways.

c) Vegetation and/or existing building structures will be cleared from the construction site only, other areas to remain undisturbed.

d) Restricting vehicle access to one designated point and having these driveways adequately covered at all times with blue metal or the like.

e) A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed prior to commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street.

f) Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations, which could lead to the discharge of materials into the stormwater drainage system or waterways.

g) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway. Stockpiles shall be protected with adequate sediment controls.

h) The installation of gutters, downpipes, and the connection of downpipes to the stormwater disposal system prior to the fixing of the roof cladding.

Such measures are to be maintained at all times to the satisfaction of Council and the Principal Certifier. Failure to do so may result in the issue of penalty notices.

***Condition Reason:*** To minimise/prevent impacts on waterways by minimising soil erosion and sediment leaving the site

**During Demolition Work**

1. **Standards *for demolition work***

All demolition works are to be undertaken in accordance with the provision of Australian Standard AS 2601-2001 “The Demolition of Structures”. Prior to demolition, all services are to be disconnected and capped off.

***Condition Reason:*** To ensure demolition work is undertaken in a safe manner.