

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-485
DA Number	DA-23-01046
LGA	Blacktown
Proposed Development	Integrated Development for alterations and additions to the existing Marsden Park Anglican College (formerly known as Richard Johnson Anglican College) in 4 stages including earthworks, dewatering and removal of a dam, removal of trees, construction of a 2-storey building (Block G), a new driveway from Clifton Road, 22 additional car parking spaces, landscape and stormwater drainage works and increasing the student population to 650 and staff to 600
Street Address	197 Garfield Road West, Marsden Park (also known as 2 Corcoran Street, Marsden Park)
Applicant/Owner	Kim De Rooy on behalf of Anglican Schools Corporation
Date of DA lodgement	18 August 2023
Number of Submissions	2
Recommendation	Approval, subject to conditions listed in Attachment 8
Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	<ul style="list-style-type: none"> Private infrastructure and community facilities with a capital investment value of over \$5 million. The proposed development has a CIV of \$18,786,465.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Blacktown Local Environmental Plan 2015 Blacktown Development Controls Plan 2015 Blacktown Local Strategic Planning Statement 2020 Central City District Plan 2018
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> Location map Aerial image Zoning extract detailed information about proposal and submissions plans Assessment against planning controls post 1 March 2022 Summary of residents' concerns and Council's response Draft conditions
Clause 4.6 requests	Not applicable
Summary of key submissions	<ul style="list-style-type: none"> traffic and parking concerns excessive noise and dust from dam removal and construction of the building tree removal noise from school children close to homes
Report prepared by	Luma Araim
Report date	25 June 2024

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

1.1 DA-23-01046 - Renotification - Integrated Development - Construction and associated works - Richard Johnson Anglican School -2 Corcoran Street, Marsden Park

Assessment report to

Sydney Central City Planning Panel

Panel reference: PPSSCC-485

Development application

DA number	DA-23-01046	Date of lodgement	18 August 2023
Applicant	Kim De Rooy on behalf of Anglican Schools Corporation		
Owner	Anglican Schools Corporation		
Proposed development	Integrated Development for alterations and additions to the existing Marsden Park Anglican College (formerly known as Richard Johnson Anglican College) in 4 stages including earthworks, dewatering and removal of a dam, removal of trees, construction of a 2-storey building (Block G), a new driveway from Clifton Road, 22 additional car parking spaces, landscape and stormwater drainage works and increasing the student population to 650 and staff to 60.		
Street address	197 Garfield Road West, Marsden Park (also known as 2 Corcoran Street, Marsden Park)		
Notification period	6-20 September 2023 and renotified between 15-29 November 2023.	Number of submissions	2

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	<ul style="list-style-type: none"> Private infrastructure and community facilities with a capital investment value of over \$5 million. The proposed development has a CIV of \$18,786,465.
Relevant section 4.15(1)(a) matters	<ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Blacktown Local Environmental Plan 2015 Blacktown Development Controls Plan 2015 Blacktown Local Strategic Planning Statement 2020 Central City District Plan 2018
Report prepared by	Luma Araim
Report date	25 June 2024
Recommendation	Approval, subject to conditions listed in attachment 8

Checklist

Summary of section 4.15 matters

Have all recommendations in relation to relevant section 4.15 matters been summarised in the Executive summary of the Assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments, where the consent authority must be satisfied about a particular matter, been listed and relevant recommendations summarised in the Executive Summary of the Assessment report? Yes

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the Assessment report? Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (section 7.24)? No

Housing Productivity Contribution (for DA lodged on or after 1 October 2023)

Does the DA require Housing Productivity Contribution Condition? No

Conditions

Have draft conditions been provided to the applicant for comment? Yes

Attachments

1. Attachment 1 Location map [1.1.1 - 1 page]
2. Attachment 2 Aerial image [1.1.2 - 1 page]
3. Attachment 3 Zoning extract [1.1.3 - 1 page]
4. Attachment 4 detailed information about proposal and submissions [1.1.4 - 6 pages]
5. Attachment 5 Development plans [1.1.5 - 21 pages]
6. Attachment 6 Assessment against planning controls post 1 March 2022 [1.1.6 - 7 pages]
7. Attachment 7 Summary of residents concerns and Councils response [1.1.7 - 3 pages]
8. Attachment 8 Draft conditions [1.1.8 - 30 pages]

1 Executive summary

- 1.1 The 3 key issues that have to be considered by the Panel in respect of this application include:
 - 1.1.1 the proposal is an Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979, and requires concurrent approval from NSW Rural Fire Service, under Section 100B of the Rural Fires Act, 1979. General Terms of Approval have been provided by Rural Fire Service.
 - 1.1.2 there have been 2 objections lodged against the proposal including parking, additional traffic, noise and dust, tree removal and noise from school children close to home. The issues are not considered sufficient to warrant refusal as the proposal will address these concerns.
 - 1.1.3 The applicant's detailed site contamination investigation report has identified 2 areas on the site of concerns where asbestos and zinc have been found. The sites can be managed by way of conditions of consent and the site can still be made suitable for a school.
- 1.2 Assessment of the application against the relevant planning framework and consideration of matters by our technical departments have not identified any issues of concern that cannot be dealt with by conditions of consent.
- 1.3 The application is considered to be satisfactory when evaluated against Section 4.15 of the Environmental Planning and Assessment Act 1979.
- 1.4 This report recommends that the Panel approve the application subject to the recommended conditions listed in attachment 8

2 Location

- 2.1 The development site is part of the existing Marsden Park Anglican College at 197 Garfield Road West, Marsden Park also known as 2 Corcoran Street, Marsden Park.
- 2.2 The development is located within a rural-residential area. Surrounding development is typical of urban fringe development and generally comprises detached dwellings on sites of approximately 2 hectares with a variety of outbuildings including sheds and garages.
- 2.3 The site has 3 street frontages:
 - 267 m to Garfield Road West to the north-west
 - 133 m to Corcoran Street located to the north-east
 - 244 m to Clifton Road located to the south-east.
- 2.4 Bells Creek is located to the rear of the properties at the eastern side of Clifton Road.
- 2.5 The location of the site is shown at attachment 1.

3 Site description

- 3.1 The proposed development is legally known as Lot 200 in DP 1209674. It is an irregular shaped lot with an area of 6.3 ha.
- 3.2 The site generally falls from west to east at an average grade of 2.8%.
- 3.3 Existing improvements on the site include school buildings for Pre-K to Year 6 and Year 7 which commenced this year, a maintenance shed, amenities building, playing fields, car parking for 62 spaces, playground and a dwelling house used as a care taker residence and a shed/garage associated with the dwelling.

- 3.4 Primary vehicular access to the site is from Corcoran Street. There is a secondary service access off Clifton Road. There is no vehicular access to the site from Garfield Road West.
- 3.5 There are only a few trees on the site. These are located in the centre of the site and in the north-western corner, adjacent to Garfield Road West. A farm dam is located in the south-eastern corner of the site.
- 3.6 An aerial image of the site and surrounding area is at attachment 2.

4 Background

- 4.1 The site is zoned part RU4 - Primary Production Small Lots and part SP2 - Infrastructure (Classified Road) under Blacktown Local Environmental Plan 2015. Educational Establishments are not permissible in the RU4 zone. However, the RU4 zone is identified as a prescribed zone under section 3.34 of Part 3.4 (Schools – specific development controls) of State Environmental Planning Policy (Transport and Infrastructure) 2021. <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732#sec.3.34>. Under section 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021 schools are permissible with consent. The zoning plan for the site and surrounds is at attachment 3.
- 4.2 The school was established in 2005 as a new educational establishment and has been the subject of many approvals since that time.
- 4.3 Previous development consents of relevance are outlined below:
 - 4.3.1 DA-05-1414 was approved on 7 September 2006 for development of a recreation area including the provision of a playing field, the construction of an ancillary amenities building, a car park containing 42 spaces, internal accessway and bus bay and associated landscaping.
 - 4.3.2 DA-05-3349 was approved on 8 September 2006 for construction of a new educational establishment for the Marsden Park Anglican College providing Kindergarten to Year 4 education for 140 students.
 - 4.3.3 The consent was amended on 26 November 2014 to include
 - reconfiguration of an approved classroom building
 - provision of a single storey K-1 classroom building with administration facilities adjacent to the car park
 - masonry fence and security gates to street frontage
 - associated landscaping and servicing works
 - 4.3.4 DA-14-1749 was approved on 22 July 2015 for the staged master plan of a Kindergarten to Year 12 school known as Marsden Park Anglican College. The concept approval limited the maximum number of students to 750 and staff to 68.
 - 4.3.5 DA-15-1133 was approved on 21 September 2015 for a bus shed/maintenance shed.
 - 4.3.6 DA-19-01081 was approved on 11 November 2020 for a 2-storey classroom building, shade structure and associated landscaping. The consent allows the school to increase enrolments to a maximum of 450 primary students.
 - 4.3.7 DA-21-02227 was approved on 8 December 2022 for the conversion of existing maintenance shed to become a multi-purpose school hall, relocation of 2 existing demountable classroom buildings, and associated fencing and concrete footpaths.
- 4.4 The subject site was located within the draft Marsden Park North Precinct of the North West Growth Centre but this plan has since been cancelled by the Minister for Planning on 29 October 2023.

5 The proposal

- 5.1 The development application was lodged by Kim De Rooy on behalf of Anglican Schools Corporation.
- 5.2 The applicant proposes:
- alterations and additions to Marsden Park Anglican College in 4 stages
 - site earthworks including dewatering and removal of the existing dam and removal of 6 trees
 - construction of a 2-storey building, known as Block G
 - construction of a new driveway/accessway from Clifton Road, through the school site to link with the existing car park area off Corcoran Street with the new service road between the southern property boundary and Block G building.
 - 22 additional car parking spaces
 - landscaping including 94 new trees
 - consent for:
 - 650 students
 - 60 staff
 - inclusion of pre-school to the existing K-12 operation.
 - Although these numbers are less than the Masterplan approved in 2015 (DA-14-1749), they are what the school is seeking at this point of time.
- 5.3 The applicant proposes to do this work in the following stages:
- Stage A - bulk earthwork, stormwater infrastructure, driveway, kiss and drop and landscaping
 - Stage B - Block G Level 1 amenities and vertical circulation and Block G Level 2
 - Stage C - covered walkway connection between Block G and kiss and drop, walkway connection between Block G and the covered outdoor learning area (COLA).
 - Stage D - Block G Level 1 undercroft infill & completion of building.
- 5.4 Other details about the proposal are at attachment 4 and a copy of the development plans is at attachment 5.

6 Assessment against planning controls

- 6.1 A full assessment of the development application against relevant planning controls is provided at attachment 6, including:
- Environmental Planning and Assessment Act 1979
 - State Environmental Planning Policy (Biodiversity and Conservation) 2021
 - State Environmental Planning Policy (Planning Systems) 2021
 - State Environmental Planning Policy (Resilience and Hazards) 2021
 - State Environmental Planning Policy (Transport and Infrastructure) 2021
 - Blacktown Local Environmental Plan 2015
 - Blacktown Development Control Plan 2015
 - Blacktown Local Strategic Planning Statement 2020

- Central City District Plan 2018.

7 Issues raised by the public

- 7.1 The proposed development was notified to 26 property owners and occupiers in the locality between 6 and 20 September 2023 and renotified between 15 and 29 November 2023. The development application was also advertised on Council's website, on our 'Have your say' page and a sign was erected on the site.
- 7.2 We received 2 submissions.
- 7.3 The issues raised by the residents relate to parking, additional traffic, excessive noise and dust from dam removal and construction of the building, tree removal and noise from school children close to homes. A summary of each issue and our response is at attachment 7.
- 7.4 The objections are not considered sufficient to warrant refusal of the development application and can be addressed by way of conditions.

8 Key issues

8.1 The proposal will be able to comply with NSW Rural Fire Service requirements

- 8.1.1 The proposal is Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979. It requires the concurrence of the NSW Rural Fire Service, under Section 100B of the Rural Fires Act, 1979.
- 8.1.2 NSW Rural Fire Service has granted its concurrence and provided its General Terms of Approval to this proposal and these are included in the draft conditions of consent at attachment 8.

8.2 The objections raised are not sufficient to warrant refusal

- 8.2.1 As outlined in 7 above 2 submissions were received. Most of the issues raised can be addressed by way of conditions.
- 8.2.2 This proposal actually responds to the key issues of parking and traffic as more onsite parking and better on site traffic circulation will be provided which will reduce the current impact on the neighbours.
- 8.2.3 We will also be imposing conditions requiring an increase in the number of car parking spaces and a construction management plan to control noise and dust from the dam removal as well as construction of the school building.

8.3 Site contamination can be addressed by conditions of consent

- 8.3.1 The detailed site investigation report dated 2 November 2022 prepared by EPIC Environmental for the applicant has identified 2 areas on the site one containing bonded asbestos and the other Zinc.
- 8.3.2 The first area of concern relates to asbestos which is an environmental risk to human health. This area is identified in the detailed site investigation report as TP 99. It is located on the school site along the Clifton Road frontage where the new OSD tank is proposed. This area can be managed by a condition of consent requiring remediation of the asbestos before the OSD tank is constructed using an approved construction environmental management plan and site asbestos management plan. The area then can be validated as being suitable for a school by a site audit statement prepared by a qualified environmental consultant. This will be conditioned accordingly.
- 8.3.3 The second area of concern relates to Zinc which has an ecological exceedance only and is identified in the detailed site investigation report as TP 25. It is not in a location where the school building or the playground will be built. No works are proposed in the area where the zinc exceedance exists. The risks to onsite ecological receptors

were found to be low and as such no remediation or management was recommended. Council agrees with this approach.

- 8.3.4 These areas of concerns have been addressed in the report which concluded that the site is still considered suitable for the proposed development and ongoing use as a school subject to conditions regarding the remediation of the asbestos and ongoing management of the area containing the elevated Zinc.
- 8.3.5 Our Environmental Health Unit also reviewed site contamination report and provided conditions including the remediation of the asbestos and validation by an environmental consultant.
- 8.3.6 Therefore, this part of the site can still be made suitable for a school in accordance with Clause 4.6 of the Resilience and Hazard SEPP 2021 subject to conditions of consent.

9 External referrals

- 9.1 The development application was referred to the following external authorities for comment:

Authority	Comments
Rural Fire Service	Acceptable, subject to conditions.
Sydney Water	Referred originally to Sydney Water which didn't support the proposal in its original form due to the complexities and risks associated with the proposed private pump to sewer servicing. The school currently relies on an onsite wastewater storage facility which is pumped out on a weekly basis. However, the applicant has since amended the proposal to continue onsite wastewater storage and pump out arrangements. This involves the construction of an additional holding tank which is located close to the new crossing from Clifton Road to the new internal driveway/road. The applicant's consultant, DBA Hydraulics, advised that a pump out will only need to occur on a weekly basis. This is the same frequency as existing. The existing waste water storage and the proposed additional holding tank will remain in use until such time as the connection to the existing sewer main can be provided. This does not require Sydney Water's approval. Our Environmental Health Unit have checked the onsite waste water system and with the additional holding tank are satisfied that it can handle the increase in staff and student numbers.
Transport for NSW	Acceptable
Department of Planning, Housing and Infrastructure	Acceptable

10 Internal referrals

- 10.1 The development application was referred to the following internal sections of Council for comment:

Section	Comments
Building	Acceptable, subject to conditions.
Development Engineer	Acceptable, subject to conditions.

Section	Comments
Drainage	Acceptable, subject to conditions.
Traffic	Acceptable.
Environmental Health	Environmental Health Unit reviewed site contamination report and provided conditions regarding the remediation of the asbestos.
Biodiversity	Acceptable, subject to conditions.
Open Space (trees)	Acceptable, subject to conditions.
Recreation Planning and Design	Acceptable.
Section 7.11	No contribution plan applicable to the site.
Property	No objections.

11 Conclusion

- 11.1 The proposed development has been assessed against all relevant matters and is considered to be satisfactory. It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest. The site is considered suitable for the proposed development subject to conditions.

12 Disclosure of political donations and gifts

- 12.1 Under Section 10.4 of the Environmental Planning and Assessment Act 1979, a disclosure statement must be lodged in certain circumstances in relation to any planning application, i.e. a development application, an application to modify a consent and an application to make an environmental planning instrument or development control plan.
- 12.2 A disclosure statement of a reportable political donation or gift must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made. If the donation or gift is made after the lodgement of the application, a disclosure statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- 12.3 A disclosure statement may be made available for viewing upon a written request to Council in line with Section 12 of the Local Government Act 1993.
- 12.4 Disclosures:
- Political donations
 - Gifts

Has a Disclosure statement been received in relation to this application?

If yes, provide Disclosure statement register reference

Have staff received a 'gift', that needs to be disclosed, from anyone involved with this application?

No

Ref: N/A

No

13 Recommendation

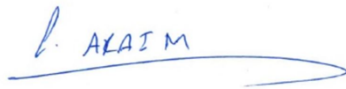
- 1 Approve DA-23-01046 for the reasons listed below, and subject to the conditions listed in attachment 8.

- a The proposal is permissible under section 3.34 and section 3.36 of Part 3.4 (Schools – specific development controls) of State Environmental Planning Policy (Transport and Infrastructure) 2021. [Section 4.15(c) of the Environmental Planning and Assessment Act 1979]
- b The site is suitable for the proposed development as it can adequately cater for the additional expansion of the school in accordance with Council's requirements. [Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979]
- c The proposal as conditioned, will not have any adverse social, economic or environmental impacts on the area. [Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979]
- d The proposal is in the public interest as it will cater for more students. [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979]

2 Council officers notify the applicant and submitters of the Panel's decision.

14 Declaration and endorsement

We, the undersigned, declare, to the best of our knowledge that we have no interest, pecuniary or otherwise, in this development application or persons associated with it; and we have provided an impartial assessment.



Luma Araim
Senior Town Planner



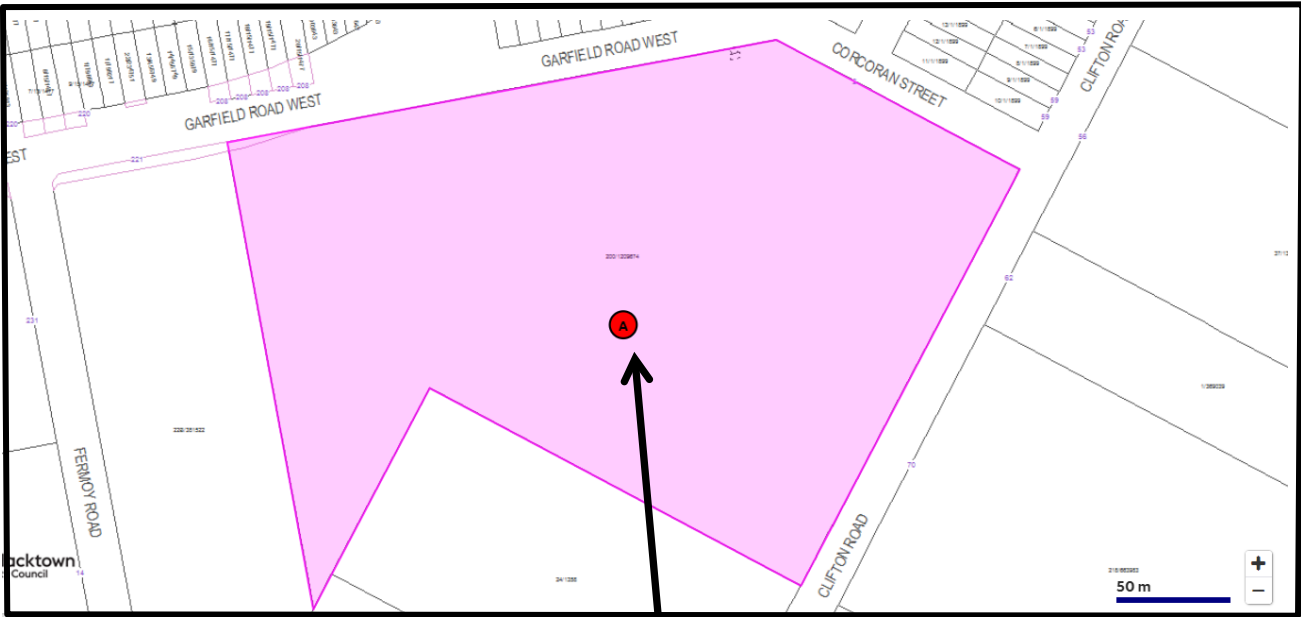
Alan Middlemiss
Coordinator Planning Assessment



Judith Portelli
Acting Director City Planning and Development

Attachment 1

Location map



Location of the site



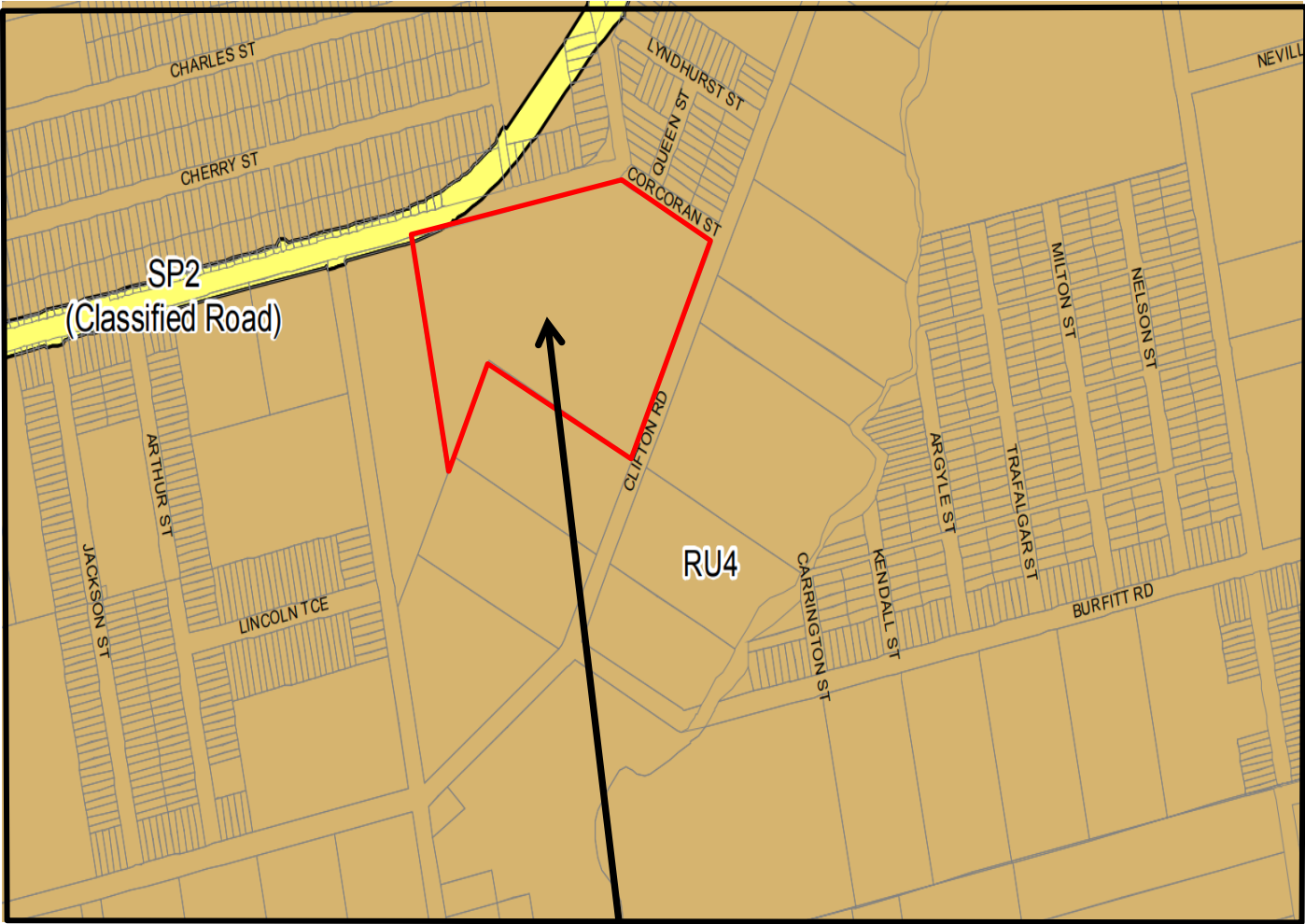
Attachment 2

Aerial image (as at June 2024)



Location of the site

Attachment 3 Zoning extract



Location of the site

Land Zoning Map - Sheet LZN_007

Zone

B1

Neighbourhood Centre

B2

Local Centre

B3

Commercial Core

B4

Mixed Use

B5

Business Development

B7

Business Park

E2

Environmental Conservation

E3

Environmental Management

E4

Environmental Living

IN1

General Industrial

IN2

Light Industrial

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

RU4

Primary Production Small Lots

SP1

Special Activities

SP2

Infrastructure

W1

Natural Waterways

UL

Unzoned Land

SRGSC

SEPP (Sydney Region Growth Centres) 2006

SEPP 30

Regional Environmental Plan 30 - St Marys

WSP

SEPP (Western Sydney Parklands) 2009

Cadastre

Cadastral 19/01/16 © Blacktown City Council

Attachment 4

Detailed information about proposal and DA submission material

1 Overview

1.1 The development application, lodged by Kim De Rooy on behalf of Anglican Schools Corporation is seeking consent for:

- alterations and additions to Marsden Park Anglican College in 4 stages
- site earthworks including dewatering and removal of the existing dam and removal of 6 trees.
- construction of a 2-storey building (Block G)
- construction of a new driveway/accessway from Clifton Road, through the school site to link with the existing car park area off Corcoran Street and a new internal service driveway between the southern property boundary and Block G.
- 22 additional car parking spaces
- landscaping including 94 new trees.
- consent for a maximum of 650 students and 60 staff and inclusion of pre-school to the existing K-12 operation.
- A lift is proposed near the main foyer and offices to connect both levels of proposed Block G. Two staircases at each end of the building will also provide access between the 2 levels.
- An accessible covered path with a 1:20 gradient is proposed at the eastern end of Block G, connecting with the proposed drop off/pick up area.

2 Staging

2.1 The development will be carried out in 4 stages as follows:

- Stage A includes bulk earthworks, stormwater infrastructure, driveway, kiss and drop facility and some landscaping.
- Stage B includes:
 - parts of Level 1 (ground floor level of Block G building), which generally includes the construction of supporting structure and the foyer, offices, lift, stairs, toilets, tiered learning and walkway. The internal walls to create the general learning areas and breakout areas will not be constructed in Stage B.
 - all of Level 2 (upper floor level) of Block G
 - associated landscaping.
- Stage C includes the construction of the awning over the walkway constructed in Stage B.
- Stage D includes the construction of the remainder of the internal wall at Level 1 of Block G to create the general learning areas, breakout rooms, STEM studio and D & T Studio.
- Stages A-D may be undertaken individually, sequentially or as concurrent multiple projects including all in one stage. The staging is dependent on funding for the project and the applicant has requested that conditions of consent provide for that flexibility.

- 2.2 The materials and finishes will comprise lightweight cladding and glazing to levels 1 and 2 of the new Block G. Level 2 is further screened by a perforated aluminium screen using a range of grey, green and blue tones.
- 2.3 The mechanical plant and solar panels are to be located on the roof of Block G.
- 2.4 The new access road will function as a one-way road with entry via Clifton Road and egress via Corcoran Street. The internal road will include car parking, a drop off/pick up area and school bus bays.
- 2.5 To facilitate straightforward traffic movements through the site from the internal access road and associated drop off/pick up area located along the access road, the eastern driveway (currently an ingress driveway) will be converted to an egress only driveway. The western driveway will be reconfigured to be a combined ingress/egress driveway to service the main car park and drop off/pick up area for school students.

3 Traffic and parking

- 3.1 The proposal includes 22 additional off-street parking spaces proportional to the maximum number of students (650) and staff (60). The composition of the 650 students will be approximately 470 x pre-K to Year 6 students and 180 x secondary students (Years 7 to 12).
- 3.2 A total of 84 car parking spaces will be provided on site as a result of the proposed works including 62 existing spaces within the main car park (including 2 accessible parking spaces), 10 new spaces adjacent to the internal road and a further 12 new spaces along the new access road, which will operate as drop off/pick up spaces for older students during the morning and afternoon peak times.
- 3.3 The access road will provide an additional onsite queuing capacity of approximately 300 m and space for up to 60 cars.
- 3.4 The car parking provisions assessed against Blacktown Development Control Plan 2015 is shown in the table below:

Table 4 Car Parking Provision

DCP control	No. of staff/students	Spaces required	Spaces provided
1 space per staff member	60	60	60
1 space per 100 students	650	6.5	6
1 space per 5 Year 12 students (in 2029)	30	6	6
DOPU spaces			12
Total parking spaces required under DCP		72.5 (73)	
Total parking spaces proposed including of DOPU spaces			84

*This table does not include the parking opportunities in the queue flow of the driveway.

- 3.5 A Transport Assessment dated 5 July 2023 prepared by ARC Traffic and Transport was submitted with the application. It considered the number of parking spaces and traffic arrangements to be adequate.

4 Acoustic

- 4.1 An Acoustic Report prepared by Spoke Acoustics dated February 2024 was submitted with the application.
- 4.2 The report assessed noise levels from mechanical plant for existing and future receivers. The predicated noise levels for mechanical plant has been compared with day time noise criteria. The report states that noise levels from mechanical plant are predicted to comply with noise criteria and noise would generally be limited to daytime between 7 am and 6 pm.
- 4.3 The report also assessed the noise levels from children at play and considered the noise levels are reasonable and unlikely to be offensive as they are lower than the typical range for a school near dwellings and the noise emission from the school by students at play is consistent with other schools.
- 4.4 The report also assessed traffic noise including its impact on Block G which has some exposure to all facades and recommended indicative building construction materials that required to be reviewed in detail design.
- 4.5 The report makes the following recommendations for Block G construction so that the design manages potential noise impacts:
 - Final plant selection is to be reviewed during detailed design to ensure it complies with the following noise criterial of 48 dBA for existing receivers and 58 dBA for future receivers. Noise levels should include future allowance for other future mechanical plant in other stages of the master plan.
 - Consideration of the indicative building materials in Table 9 of the report or alternatives with equivalent traffic noise reduction performance. Note these indicative materials and noise levels may be reviewed during detailed design. The outcome of any review should ensure the noise criteria are met following specification of final internal finishes and materials.
- 4.6 The proposed new building block G will be located 9 m from the property boundary, the additional parking spaces will be located more than 11.5 m from the property boundary. Appropriate buffer has been provided to the neighbours to the south at 77 Clifton Road.

5 Landscaping

- 5.1 The proposal is supported by a comprehensive landscape plan which includes both hard (courtyard, paths, including gravel paths and paving) and soft elements.
- 5.2 The landscape design includes additional trees close to the boundary with Corcoran Street and Clifton Road in lieu of street trees. This is due to the location of powerlines along Clifton Road, Corcoran Street and Garfield Road West Street frontages, which will limit options for street tree planting of taller canopy trees. In addition, Transport for NSW has plans for the widening of Garfield Road West and street trees could be removed when those works proceed.
- 5.3 Adjacent to Garfield Road West, large Grey Box eucalypts and Spotted Guns will be planted to supplement existing planting in this location.
- 5.4 Proposed Block G's northern and southern façades will be softened with the planting of new trees in addition to the shrubs and groundcovers, which will assist in screening the playing field and playing courts.
- 5.5 The southern side of the new internal driveway will be an avenue of 20 Purple Leaf Plum trees.

- 5.6 Further landscape details including a schedule of the proposed shrubs and ground covers is provided in the accompanying landscape plans prepared by TGS Landscape Architects.

6 Stormwater management

- 6.1 The new stormwater drainage solution for the site has been designed in consultation with Council. Details are outlined in the civil plans and engineering report prepared by Henry & Hymas, which accompanied the application.
- 6.2 There is existing stormwater infrastructure, including below ground onsite detention tank with a capacity of 1,265 m³. An above ground basin is proposed to control peak stormwater flows until such time as Regional Basin 15 is constructed nearby.
- 6.3 Both onsite detention tanks are proposed to be located adjacent to the southern edge of the playing field. The tanks will have a capacity of 450 m³ and 815 m³ respectively. These will be fed by surface inlet pits and stormwater pipes running under the new access road and Block G's courtyard and from downpipes on Block G.
- 6.4 A system of stormwater quality improvement devices will be provided as part of the overall stormwater management design.

7 Sewer services

- 7.1 The development application as originally lodged proposed to provide a connection to the existing sewer main location in Riverstone. Infrastructure associated with this connection was proposed to include pipe work from the school to the existing main and a rising main and connection of all existing and proposed waste water drainage on the site to the new connection.
- 7.2 The application was referred to Sydney Water and advice was provided that the proposal is not supported due to complexities and risks associated with the proposed private pump to sewer servicing. Sydney Water requested that a feasibility application be lodged for further discussions.
- 7.3 Sydney Water also advised that the applicant is to consider continued use of the existing private onsite wastewater management system. As noted by Sydney Water, the school currently relies on an onsite wastewater storage facility, 62,900 litre capacity, which is pumped out on a weekly basis. The applicant's consultant, DBA Hydraulics, reviewed the existing onsite sewage management system's capacity for the increased school population and based on Sydney Water's usage data, DBA Hydraulics calculated that an additional 50,000 litre tank is required, which will provide 11 days of storage capacity. It is proposed to continue onsite wastewater storage and pump out arrangements, with an additional 50,000 litre tank so that the pump out will only need to occur on a weekly basis. The new sewer pump out tank is located adjacent to the existing sewer tanks on the south eastern side of the site.
- 7.4 The existing waste water storage including the proposed additional 50,000 litre tank recommended by DBA Hydraulics will remain in use until such time as the connection to the existing sewer main can be provided.

8 Dam dewatering

- 8.1 The dam located onsite is required to be dewatered to enable earthworks for future playing courts, new access road and onsite detention basin.

- 8.2 A dam dewatering strategy includes water quality testing, installation of a pump and provision of an irrigation area on site with associated erosion and sediment controls.

9 Contamination

- 9.1 A detailed site investigation was prepared by EPIC Environmental and dated 2 November 2022 and supported the application. EPIC Environmental identified 2 areas that exceeded the applicable human health or ecological criteria including:
- Bonded Asbestos Containing Material (ACM) (0.03%) in TP99_0.2-0.3 m exceeding HSL A criteria of 0.1%. The consultant EPIC advises that due to the isolated presence of ACM at the site, the form of asbestos and the location being in an outdoor environment, risk to human health receptors at the site is considered low and the preparation of a remedial action plan is not recommended. Soils at the site should be managed in line with a construction environmental management plan, including an unexpected finds procedure, and a site Asbestos management plan. This area is located along the Clifton Road frontage.
 - TP99 sample conducted as part of the DSI found ACM. This sample point TP99 is proximate to the proposed OSD tank adjacent to the Clifton Road frontage.
 - EPIC advise that irrespective of proximity of sample to works proposed, the DSI recommendations stand as the recommendation is based upon the prevalence and spread of contamination not its specific presence per se.
 - EPIC conclude that the recommendations of the submitted DSI remain relevant despite the addition of tanks proximate to TP99.
 - Zinc (1,600mg/kg) in TP25_0.0-0.1 exceeding the adopted ecological assessment criteria of (400 mg/kg). The area containing Zinc is not part of the school building or the playground and no works is proposed in that area. Given the isolated impact of zinc in TP25, lack of phytotoxic impact and low risk of leaching to groundwater, risk to onsite ecological receptors is considered low and remediation or management is not recommended.
- 9.2 EPIC also did an assessment of site groundwater was also completed, which identified exceedances of 'freshwater ecosystem 95% protection criteria' for cadmium, copper, nickel and zinc. Concentrations were shown to exceed the adopted freshwater ecosystem criteria at the site up-gradient boundary and were within the same order of magnitude in both locations sampled. The elevated concentrations of heavy metals are considered to be a result of regional heavy metal in groundwater contamination, and remediation or management is not recommended.
- 9.3 EPIC advised that concentrations of contaminants in the surface water dam were below the applicable human health and ecological criteria. Water from the dam is suitable to be dispersed across the site grounds during construction for dust suppression purposes or groundskeeping.
- 9.4 EPIC also concluded in their report that the site is considered suitable for the proposed development and ongoing use as a school and further assessment or remediation is not recommended.

10 Bushfire

- 10.1 The site is located on bushfire prone land. Under Section 100B of the Rural Fires Act 1997, schools are identified as a special fire protection purpose. A bushfire risk assessment report

was prepared by Advanced Bushfire Performance Solutions (dated March 2023) and submitted with the application to demonstrate how the development conforms to the relevant specifications and requirements of Planning for Bush Fire Protection.

- 10.2 Proposed Block G is within 140 m of unmanaged bushfire hazard vegetation to the north. The vegetation to the north is a remnant portion of the Cumberland Plain Woodland community (Shale Plains Woodland). It is fragmented by urban development and access roads. The vegetation presents as an open tall eucalypt woodland with a predominantly grassy understorey. Vegetation is classified as Grassy Woodland.
- 10.3 The bushfire attack level risk assessment contained in this report is intended to address the submission requirements for development on bushfire prone land as outlined in appendix 1 of Planning for Bush Fire Protection 2019.
- 10.4 The assessment does not deviate from the standards, specific objectives and performance criteria of Planning for Bush Fire Protection 2019.

11 Waste

- 11.1 A demolition and construction waste management plan for the proposed works has been prepared by Alleanza Architecture, and was submitted with the application.
- 11.2 It is proposed to stockpile the excess spoil resulting from the earthworks associated with proposed development on site for use in conjunction with future development.
- 11.3 There will be no changes to the existing operational waste management procedures with the exception of having additional bins for general and recycling waste storage.

12 Accessibility

- 12.1 An accessibility assessment report was prepared by Vista Access Architect Issue B dated 4 July 2023 and submitted in support of the application.
- 12.2 The proposed development has been assessed against the relevant provisions of the Disability Discrimination Act 1992, Building Code of Australia 2022 and the relevant Australian Standards, including AS1428.1-2009 - General Requirements for Access.
- 12.3 The assessment found that the proposed development achieves or is capable of achieving the requirements for accessibility for people with disability. The access consultant concludes that the development complies with the requirements of Access Code Disability Standards 2010 and the relevant sections of the Building Code.

Attachment 5

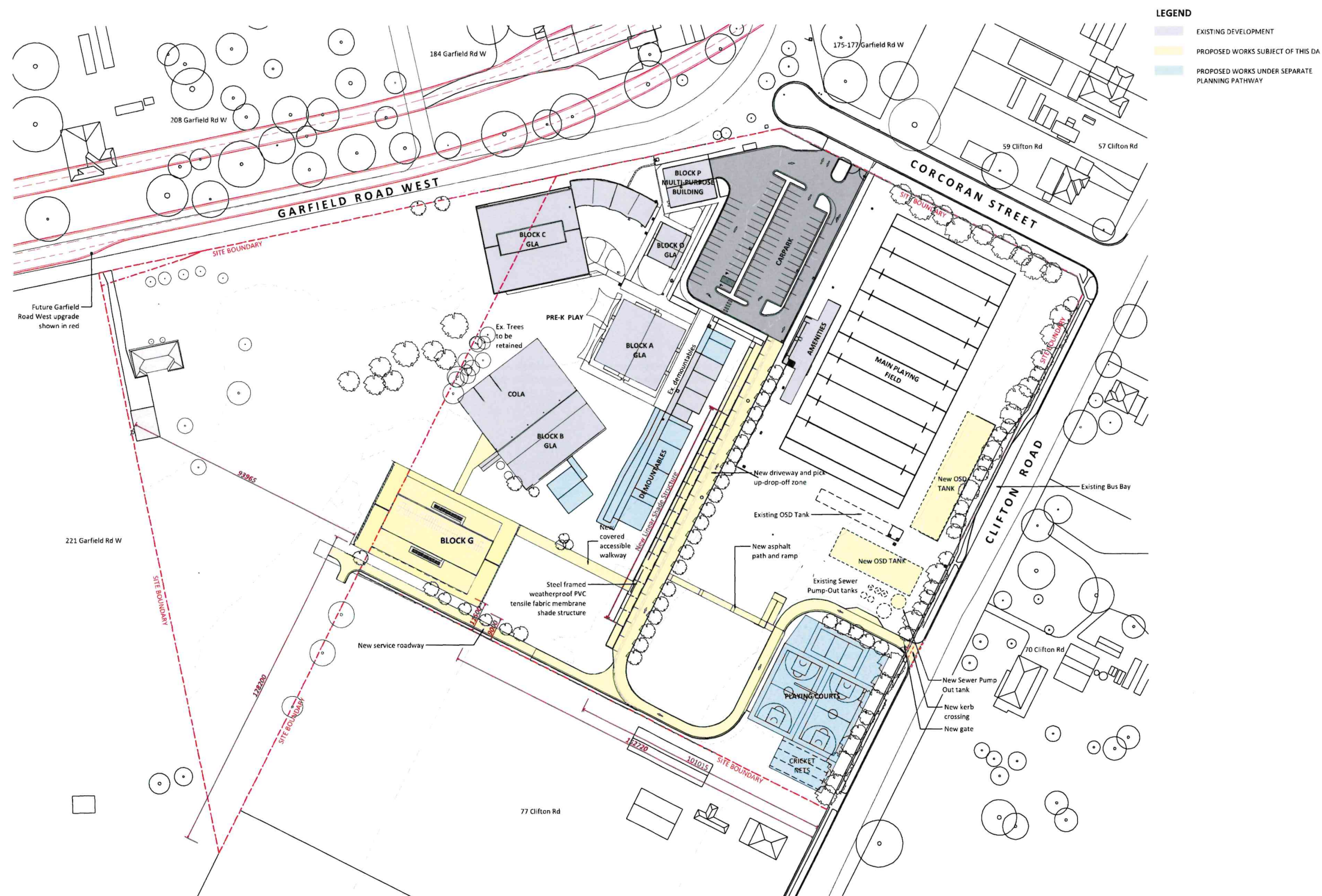
Development application plans

ALTERATIONS AND ADDITIONS TO
MARSDEN PARK ANGLICAN COLLEGE

cnr. CORCORAN STREET & CLIFTON ROAD, MARSDEN PARK NSW

DEVELOPMENT APPLICATION

DRAWING LIST				
			Rev.	Issue Date
WD	DA000	Cover Sheet	C	05.03.2024
WD	DA001	Proposed Site Plan	E	05.03.2024
WD	DA004	Existing Plan/Site Analysis	C	05.03.2024
WD	DA005	Site Demolition Plan	C	05.03.2024
WD	DA006	Notification Plan	C	05.03.2024
WD	DA010	Block G Floor Plan - Level 1	D	05.03.2024
WD	DA011	Block G Floor Plan - Level 2	D	05.03.2024
WD	DA012	Block G - Roof Plan	C	05.03.2024
WD	DA020	Construction Staging Plan	D	05.03.2024
WD	DA100	REMOVED FROM SET		
WD	DA101	REMOVED FROM SET		
WD	DA102	REMOVED FROM SET		
WD	DA110	Access Plan - Block G Level 1	C	13.02.2024
WD	DA111	Access Plan - Block G Level 2	D	05.03.2024
WD	DA200	Building Elevations - Block G Sheet 1	C	05.03.2024
WD	DA201	Building Elevations - Block G Sheet 2	C	05.03.2024
WD	DA202	REMOVED FROM SET		
WD	DA220	Building Sections - Block G Sheet 1	C	05.03.2024
WD	DA221	Building Sections - Block G Sheet 2	C	05.03.2024
WD	DA222	REMOVED FROM SET		
WD	DA223	REMOVED FROM SET		
WD	DA300	Materials and Finishes	C	05.03.2024
WD	DA900	Perspectives Sheet 1	C	05.03.2024
WD	DA901	Perspectives Sheet 2	C	05.03.2024
WD	DA902	REMOVED FROM SET		
WD	DA920	Solar Studies	C	05.03.2024
WD	DA922	REMOVED FROM SET		



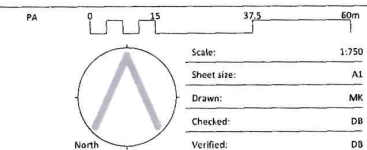
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Client
ANGLICAN SCHOOLS CORPORATION

Project
MARSDEN PARK ANGLICAN COLLEGE, STAGE 5

Address
cnr. CORCORAN & CLIFTON ROAD, MARSDEN PARK, NSW

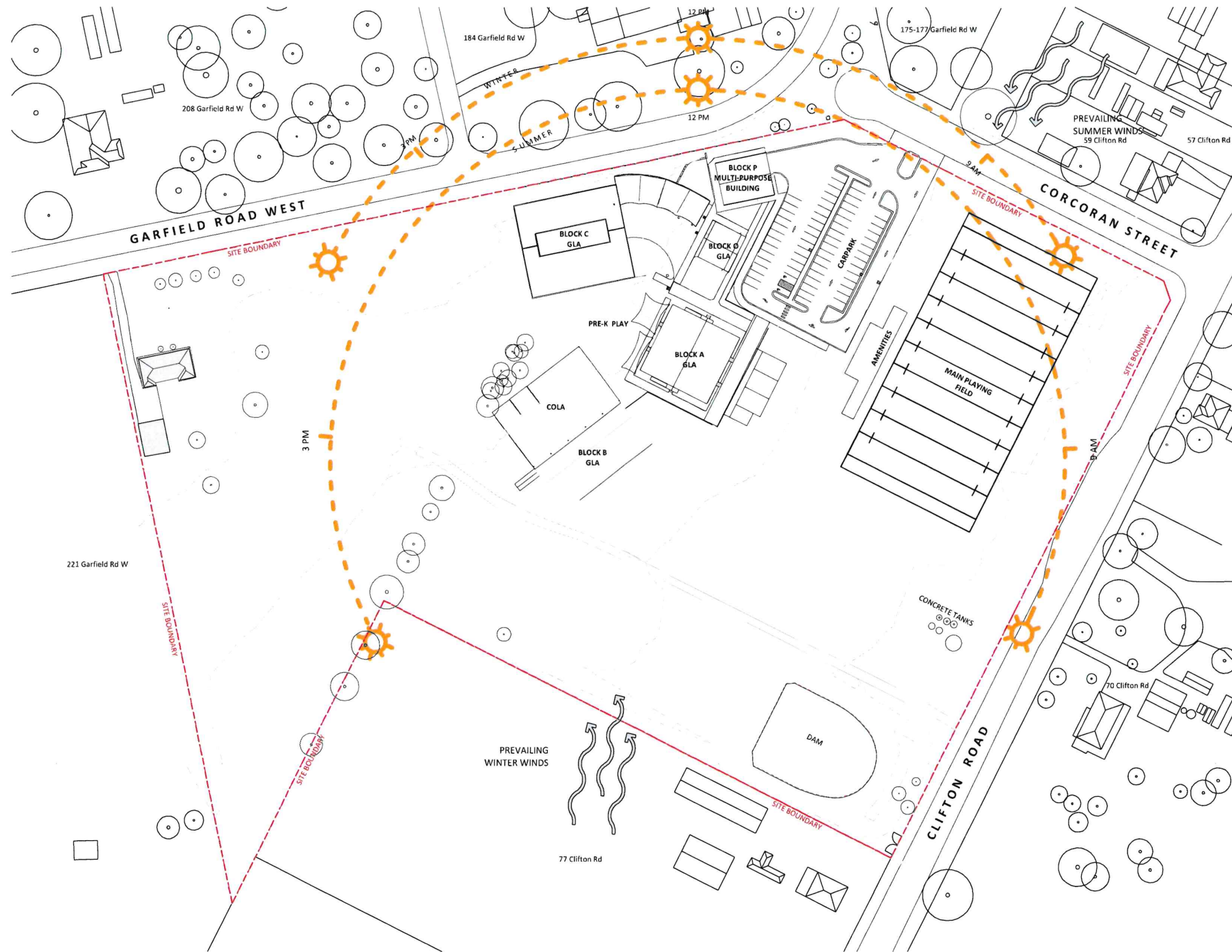
Issue	Date	Subject
E	05.03.2024	DA Issue - Amended
D	13.02.2024	DA Issue - Amended
C	01.12.2023	Access Consultant Coordination
B	13.11.2023	DA Issue
1	28.02.2024	School Council Meeting



DEVELOPMENT APPLICATION

Proposed Site Plan

Project_no.	Sheet_no.	Issue
23138	DA001	E



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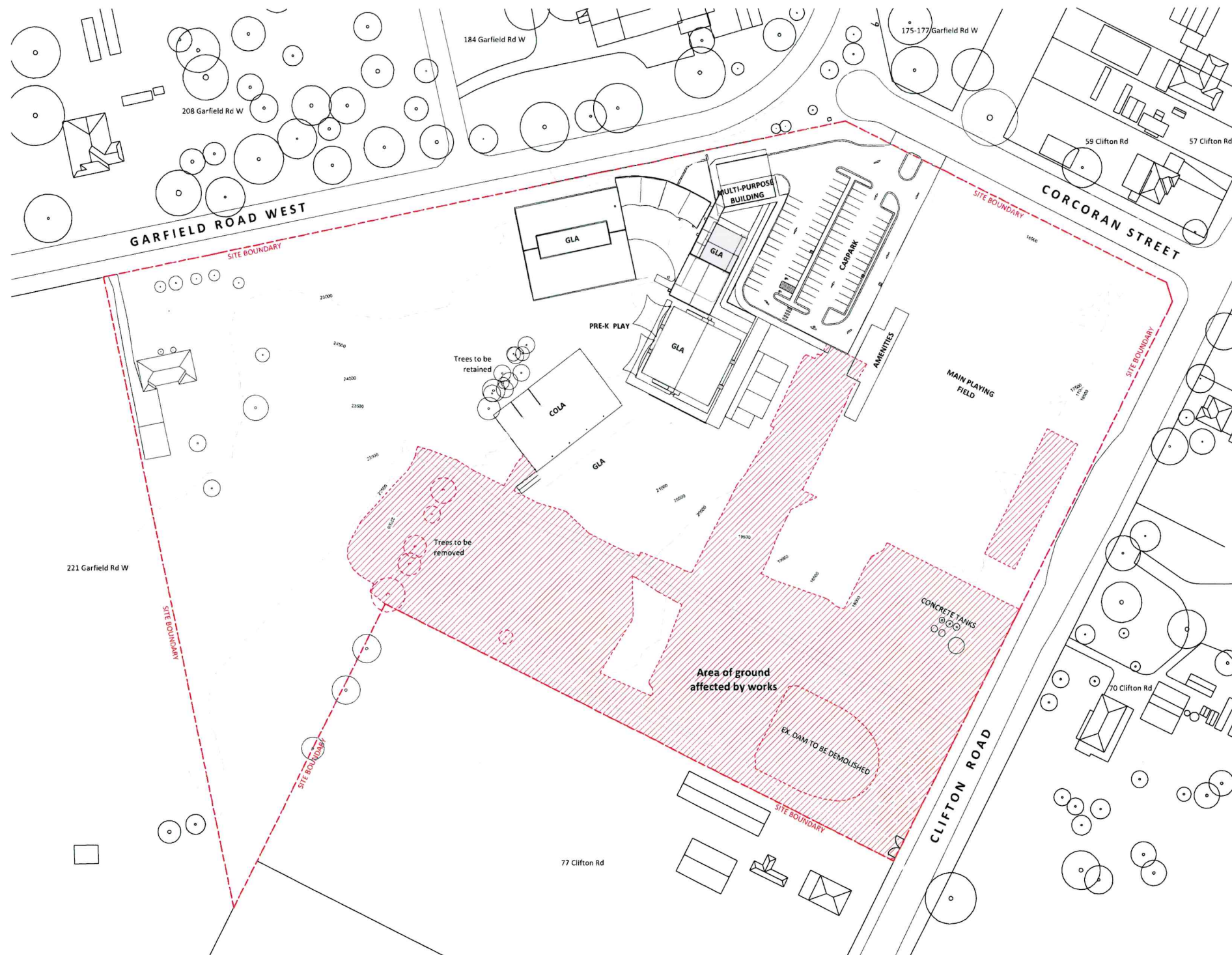
Project
MARSDEN PARK ANGLICAN COLLEGE, STAGE 5

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Issue: Date: Subject:
 C 05.03.2024 DA Issue - Amended
 B 13.11.2023 DA Issue

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 Verified: DB
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DEVELOPMENT APPLICATION
 Existing Plan/Site Analysis
 Sheet
 23138 DA004 C
 Project_no. Sheet_no. Issue



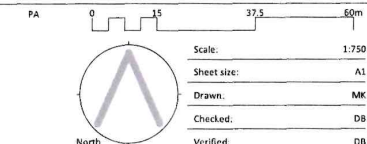
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 Nominated Architect: Charles Glenville NSW Registration No. 3130
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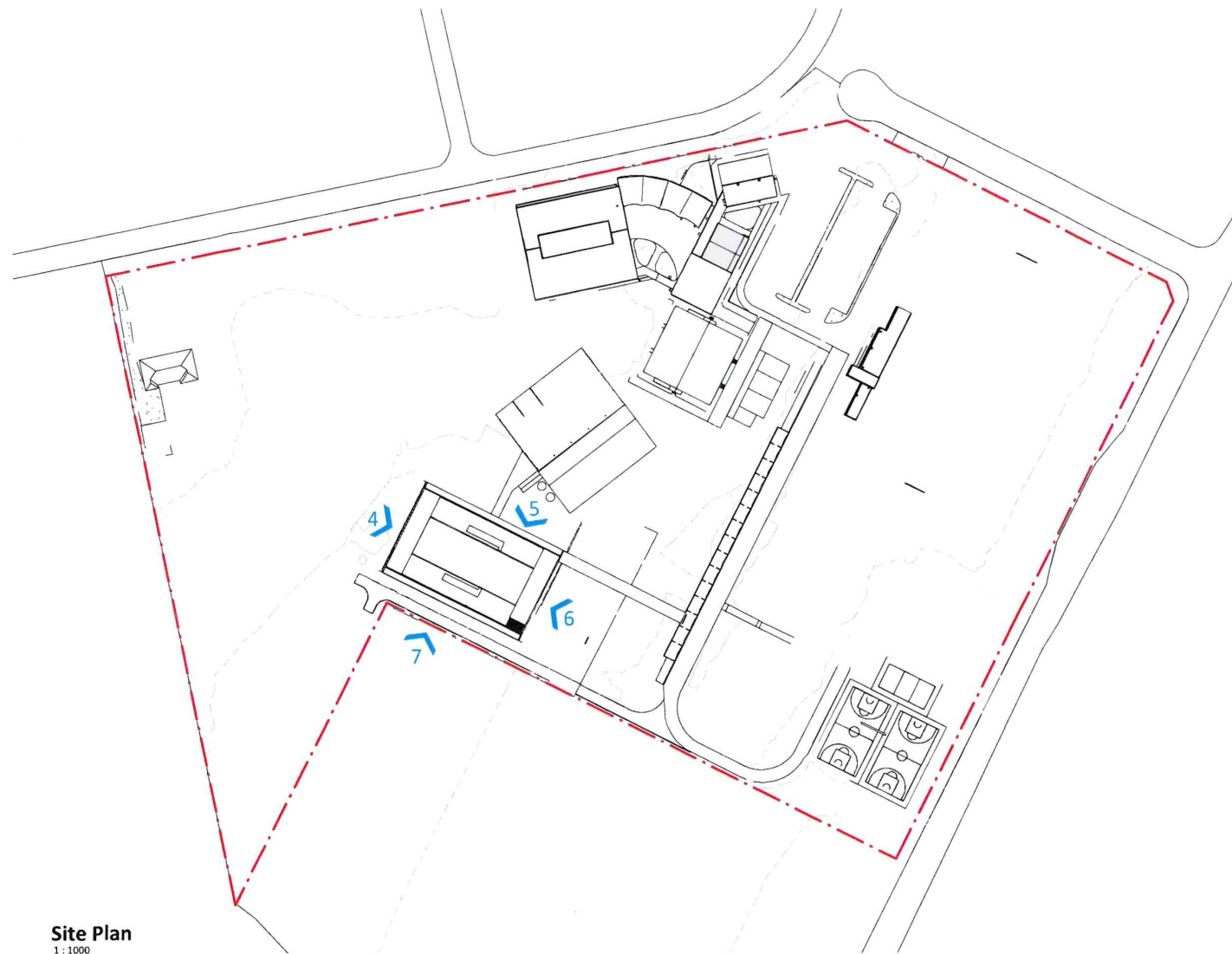
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 Subject: DA Issue - Amended
 DA Issue



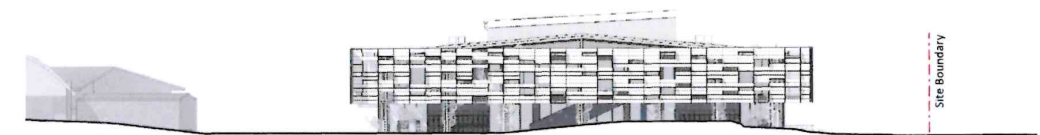
DEVELOPMENT APPLICATION

Site Demolition Plan
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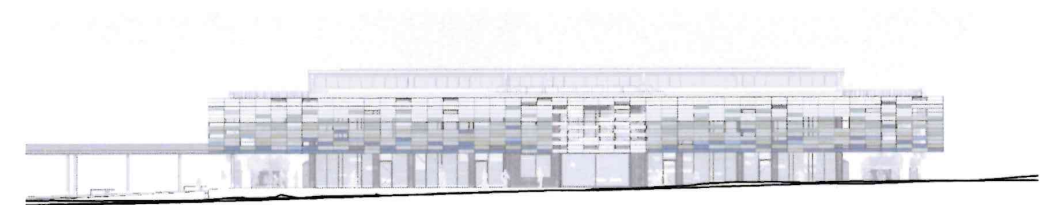
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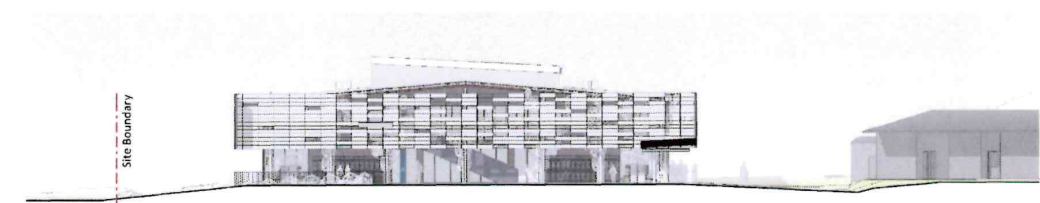
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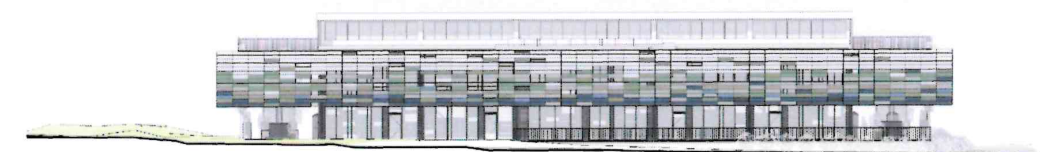
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5 NP Block G North - North Elevation
1:250



77 Clifton Road **6 NP Block G - East Elevation**
1:250



7 NP Block G South - South Elevation
1:250

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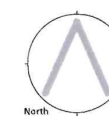
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MARSDEN PARK ANGLICAN COLLEGE, STAGE 5

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Issue: Date: Subject:
C 05.03.2024 DA Issue - Amended
B 13.11.2023 DA Issue

PA

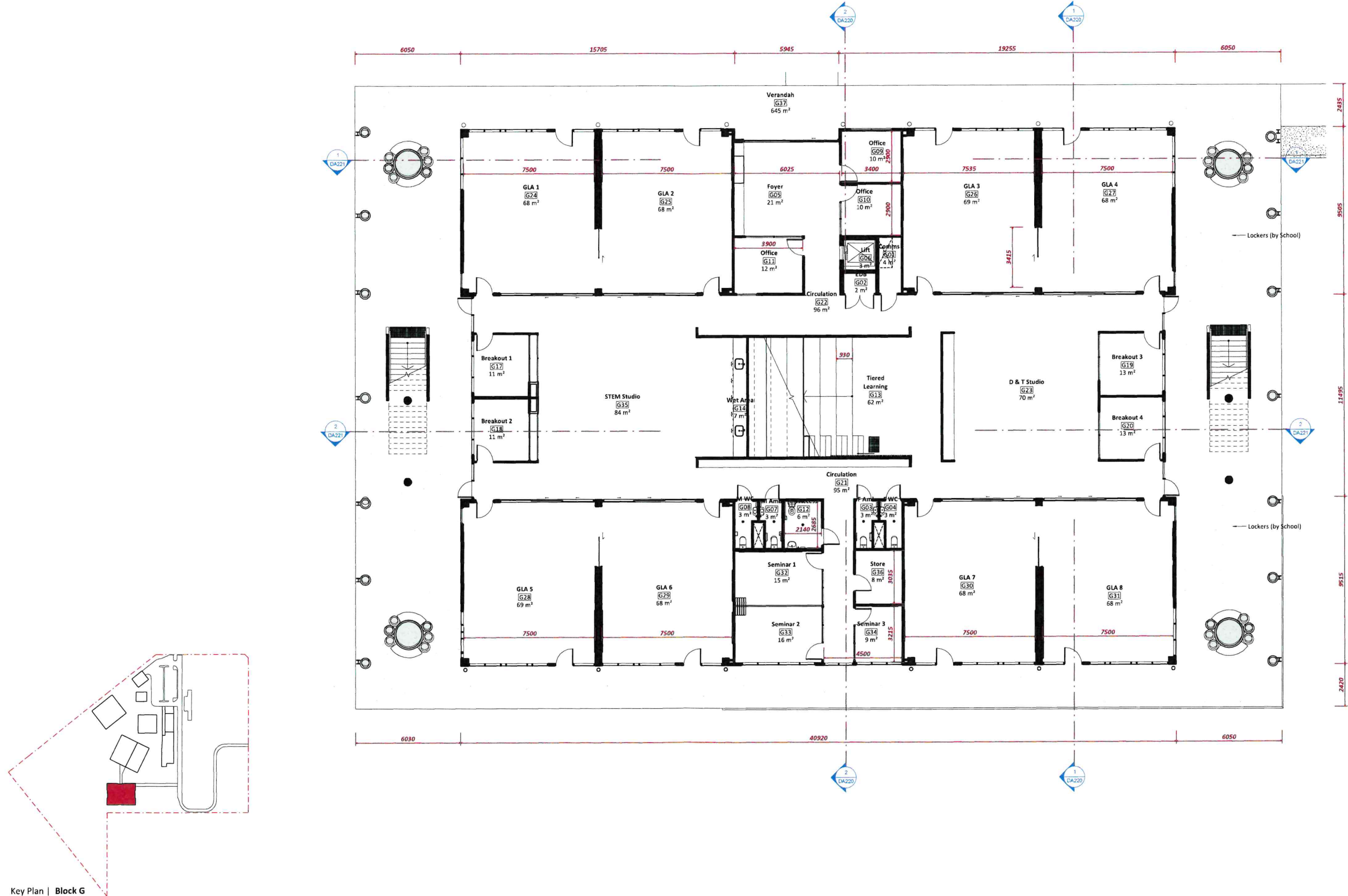


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Checked: DB
Verified: DB

DEVELOPMENT APPLICATION

Notification Plan
Sheet

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Project_no. Sheet_no. Issue



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Issue Date Subject

D 05.03.2024 DA Issue - Amended

C 13.02.2024 DA Issue - Amended

B 13.11.2023 DA Issue

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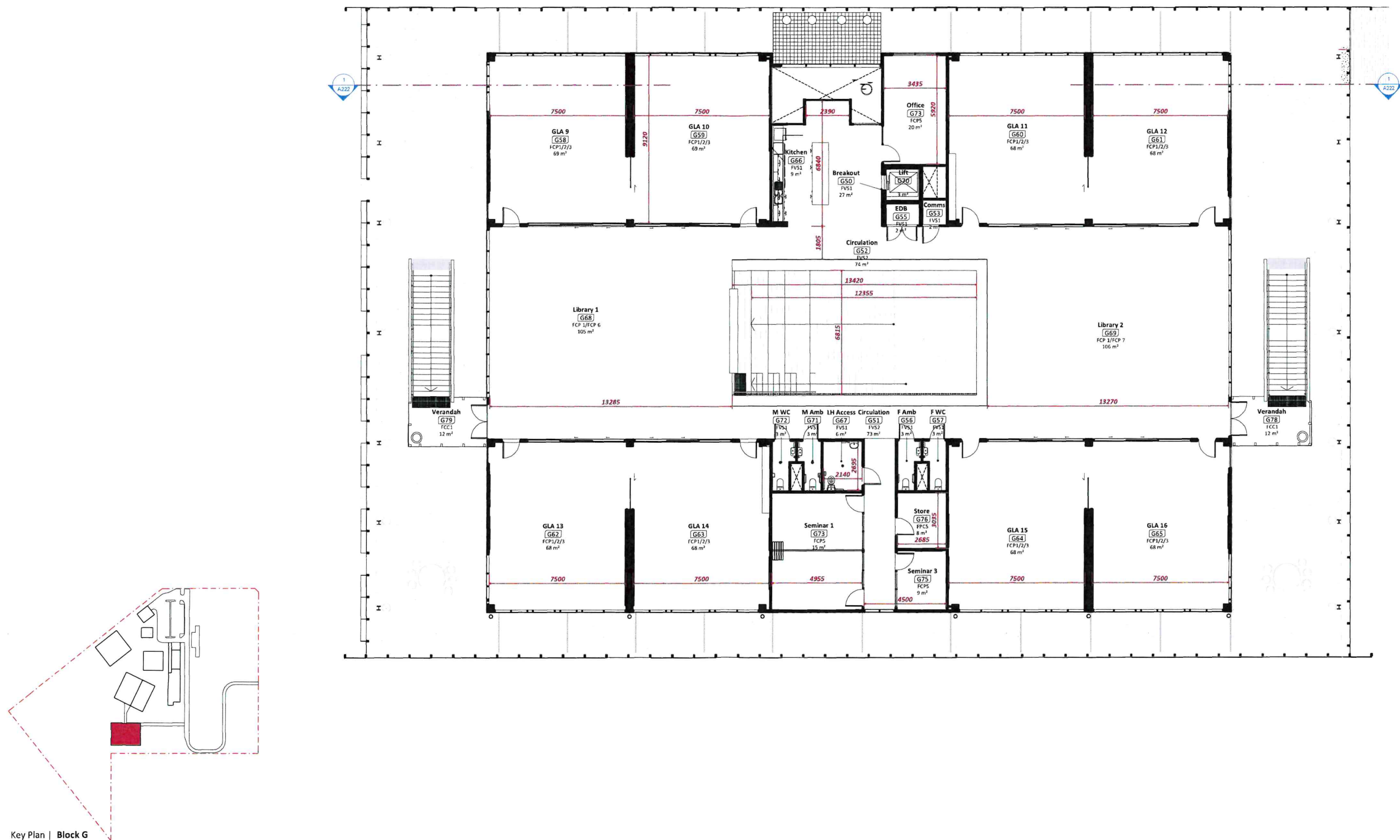
DEVELOPMENT APPLICATION

Block G Floor Plan - Level 1

23138 DA010

Project_no. Sheet_no.

D Issue



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Address
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Issue Date Subject
D 05.03.2024 DA Issue - Amended
C 13.02.2024 DA Issue - Amended
B 13.11.2023 DA Issue

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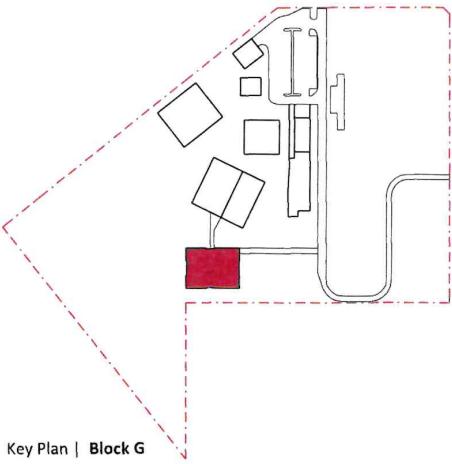
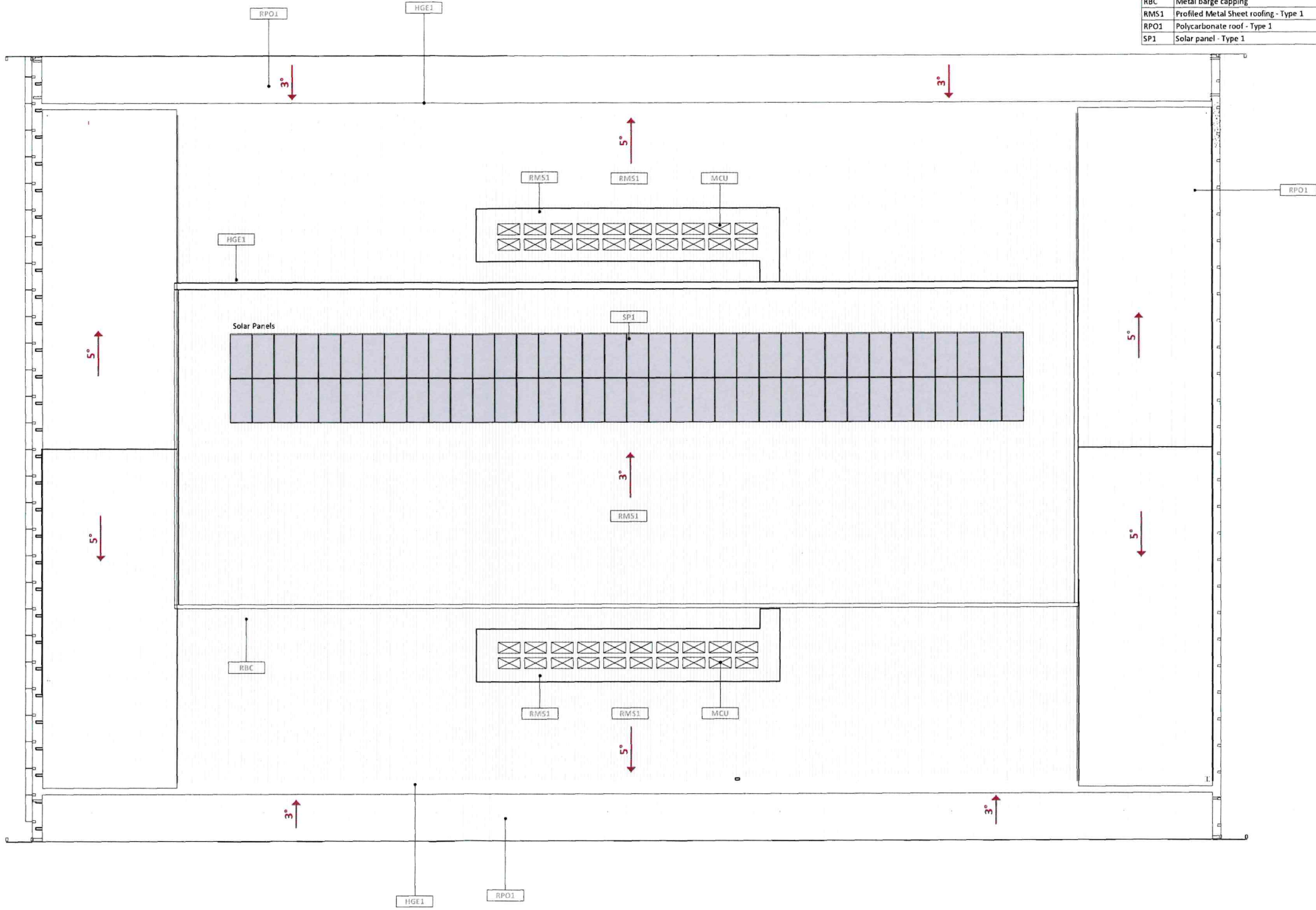
DEVELOPMENT APPLICATION

Block G Floor Plan - Level 2

23138 DA011
Project_no Sheet_no

D
Issue

Keynote Legend	
Code	Definition
HGE1	Eaves gutter - Type 1
MCU	A/C Condenser unit
RBC	Metal barge capping
RMS1	Profiled Metal Sheet roofing - Type 1
RPO1	Polycarbonate roof - Type 1
SP1	Solar panel - Type 1



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Issue Date Subject

C 05.03.2024 DA Issue - Amended

B 13.11.2023 DA Issue

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Sheet size: A1

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Checked: DB

Verified: DB

DEVELOPMENT APPLICATION

Block G - Roof Plan

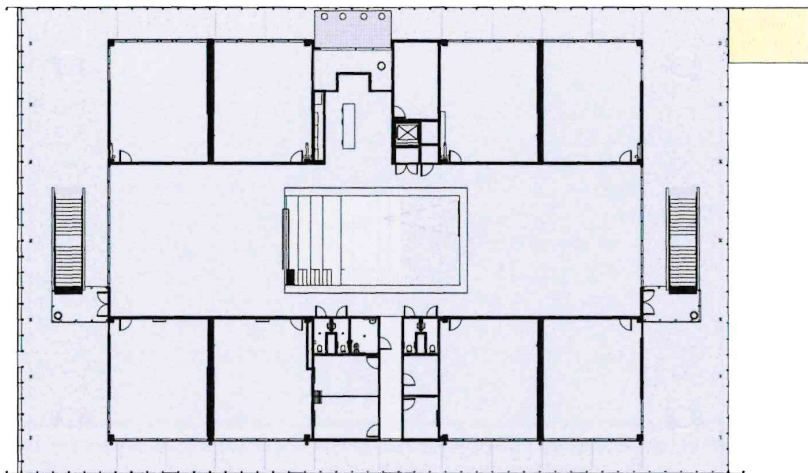
23138 DA012

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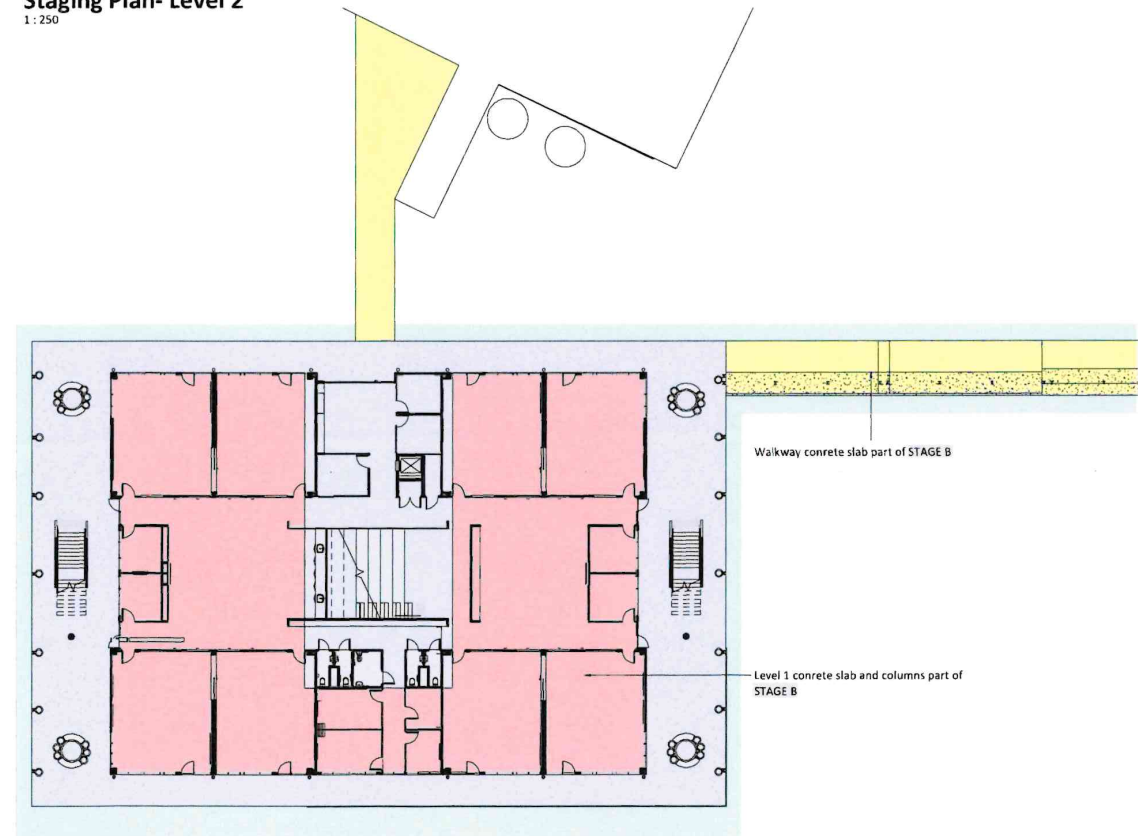
C Issue

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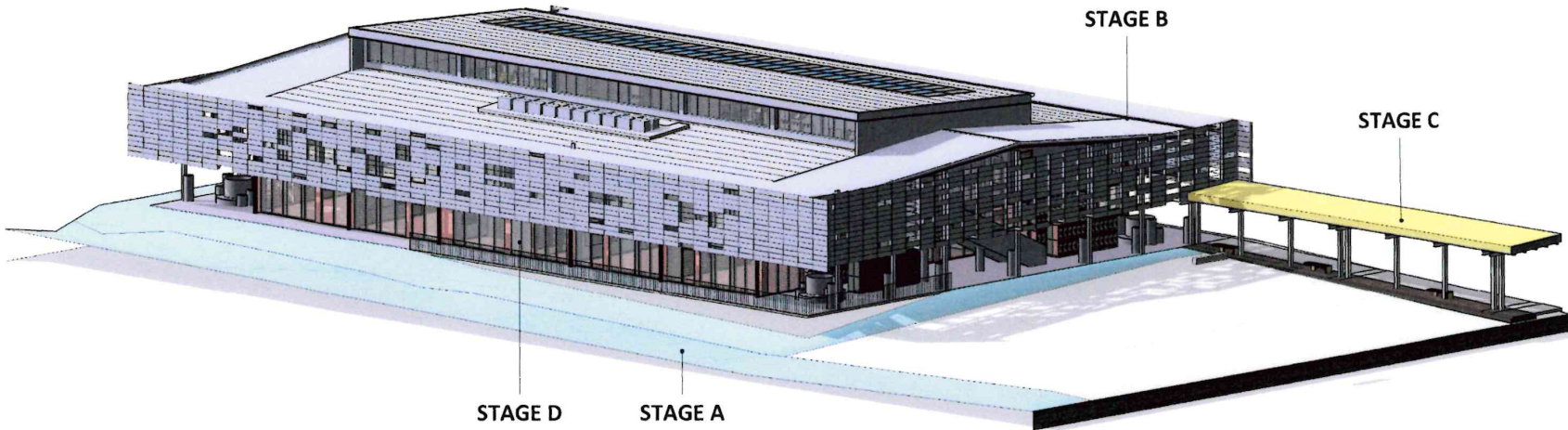
- STAGE A - BULK EARTHWORKS, STORMWATER INFRASTRUCTURE, DRIVEWAY, KISS & DROP, LANDSCAPING
- STAGE B - BLOCK G LEVEL 2, LEVEL 1 AMENITIES AND VERTICAL CIRCULATION
- STAGE C - COVERED WALKWAY CONNECTION BETWEEN BLOCK G AND KISS & DROP, WALKWAY CONNECTION BETWEEN BLOCK G AND COLA
- STAGE D - BLOCK G LEVEL 1 UNDERCROFT INFILL & COMPLETION OF BUILDING



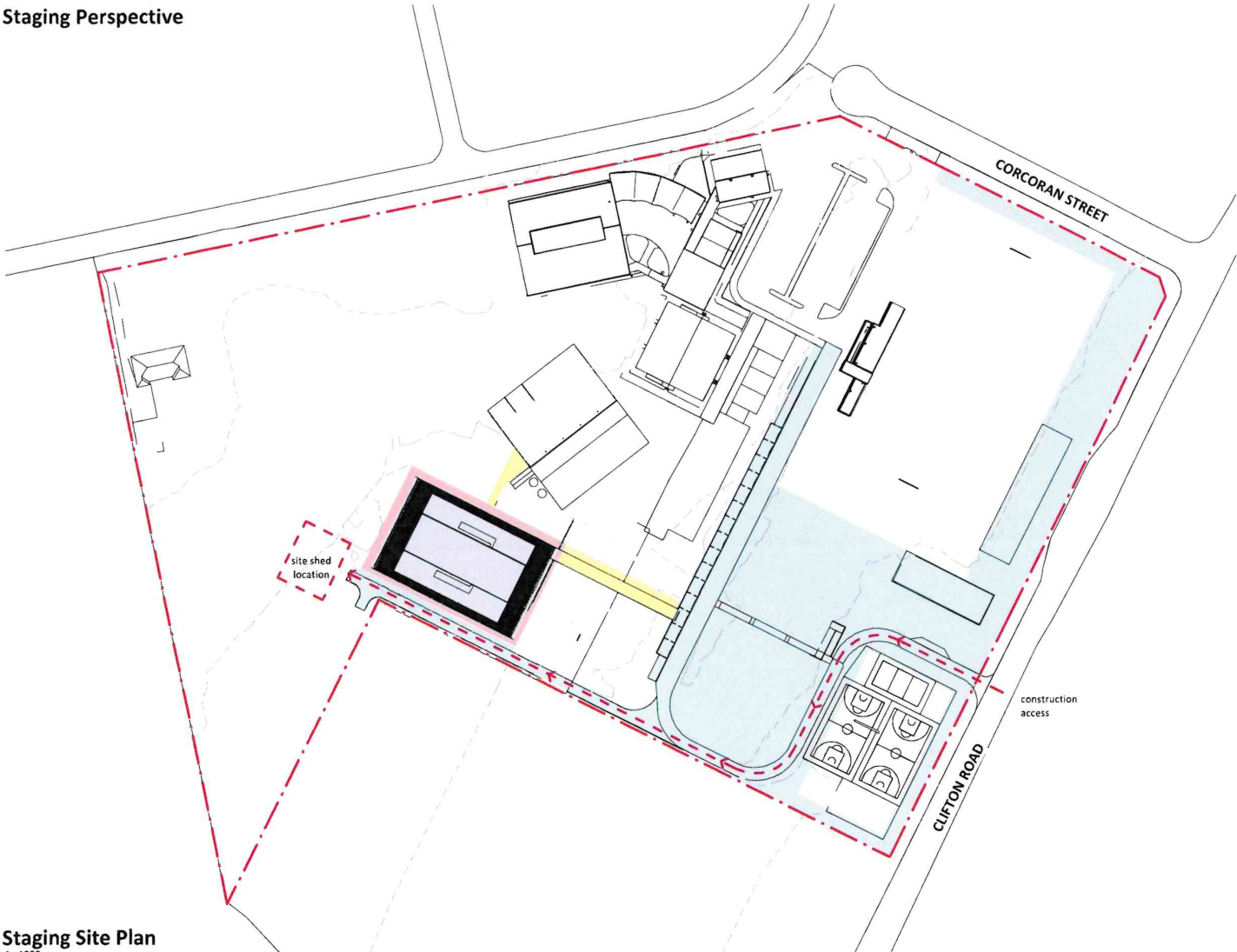
Staging Plan- Level 2
1 : 250



Staging Plan - Level 1
1 : 250



Staging Perspective



Staging Site Plan
1 : 1000

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Issue	Date	Subject
D	05.03.2024	DA Issue - Amended
C	13.02.2024	DA Issue - Amended
B	13.11.2023	DA Issue

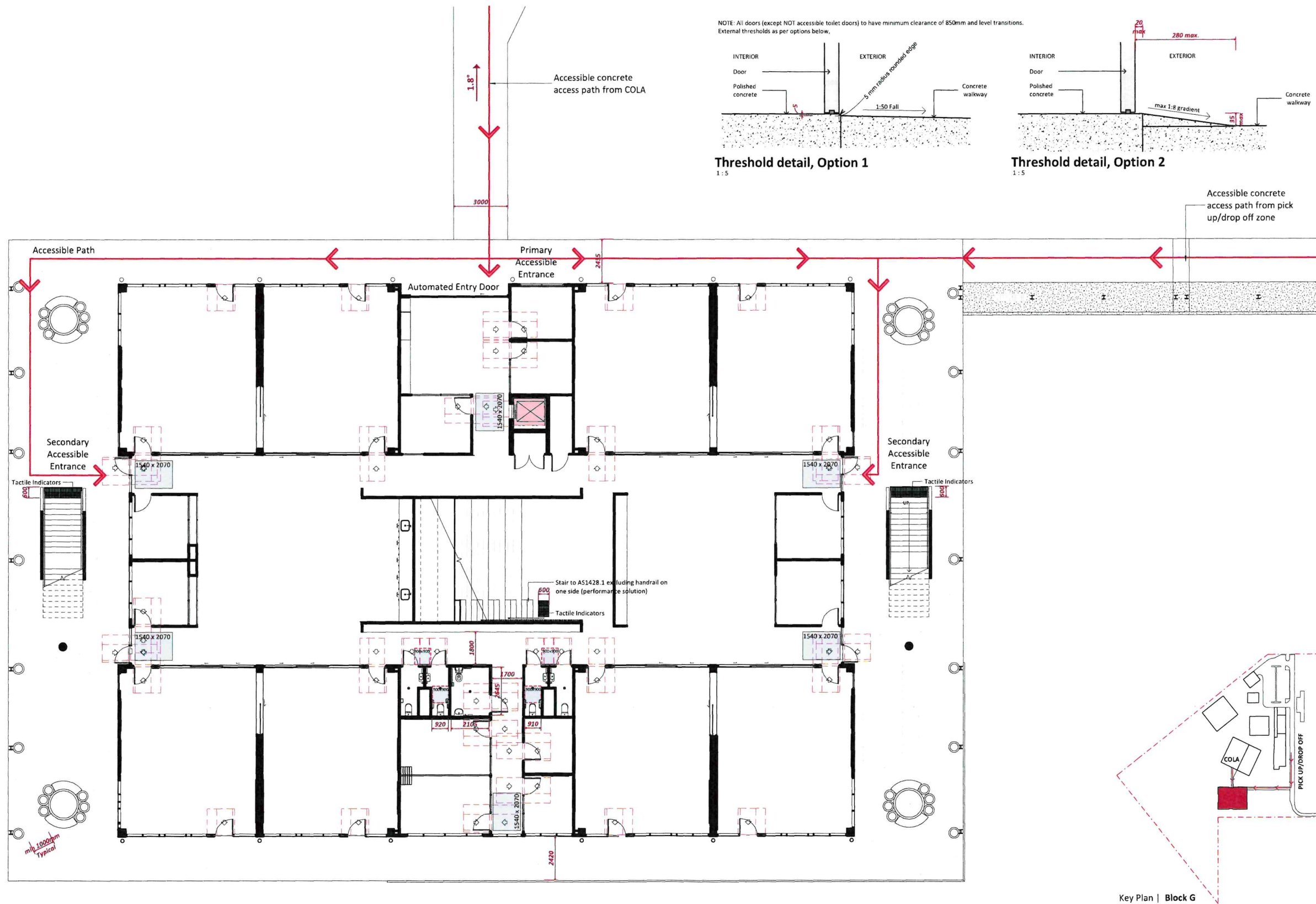
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DEVELOPMENT APPLICATION

Construction Staging Plan		
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23138	DA020	D



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Issue Date Subject
C 13.02.2024 DA Issue - Amended
B 13.11.2023 DA Issue

PA



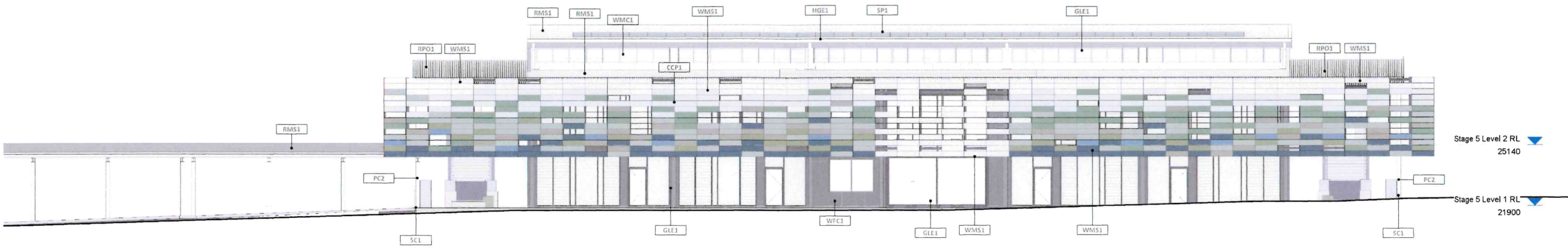
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DEVELOPMENT APPLICATION

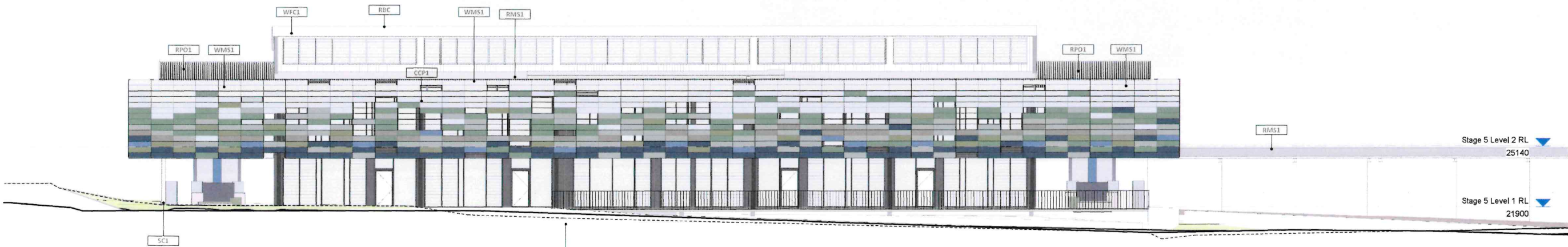
Access Plan - Block G Level 1

23138 DA110 C
Project No. Sheet No. Issue

Keynote Legend	
Code	Definition
CCP1	Concrete column, paint finish
GLE1	External glazing
HGE1	Eaves gutter - Type 1
PC2	Powdercoat - Type 2
RBC	Metal barge capping
RMS1	Profiled Metal Sheet roofing - Type 1
RPO1	Polycarbonate roof - Type 1
SC1	Steel column - Type 1
SP1	Solar panel - Type 1
WFC1	Fibre cement cladding - Type 1
WMC1	Metal sheet cladding - Type 1
WMS1	Metal Screen - Type 1



Block G - North Elevation
1:100



Block G - South Elevation
1:100

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ANGLICAN SCHOOLS CORPORATION

Project

MARSDEN PARK ANGLICAN COLLEGE, STAGE 5

Address

cnr. CORCORAN & CLIFTON ROAD, MARSDEN PARK, NSW

Issue: C
Date: 05.03.2024
Subject: DA Issue - Amended
B: 13.11.2023
DA Issue

PA

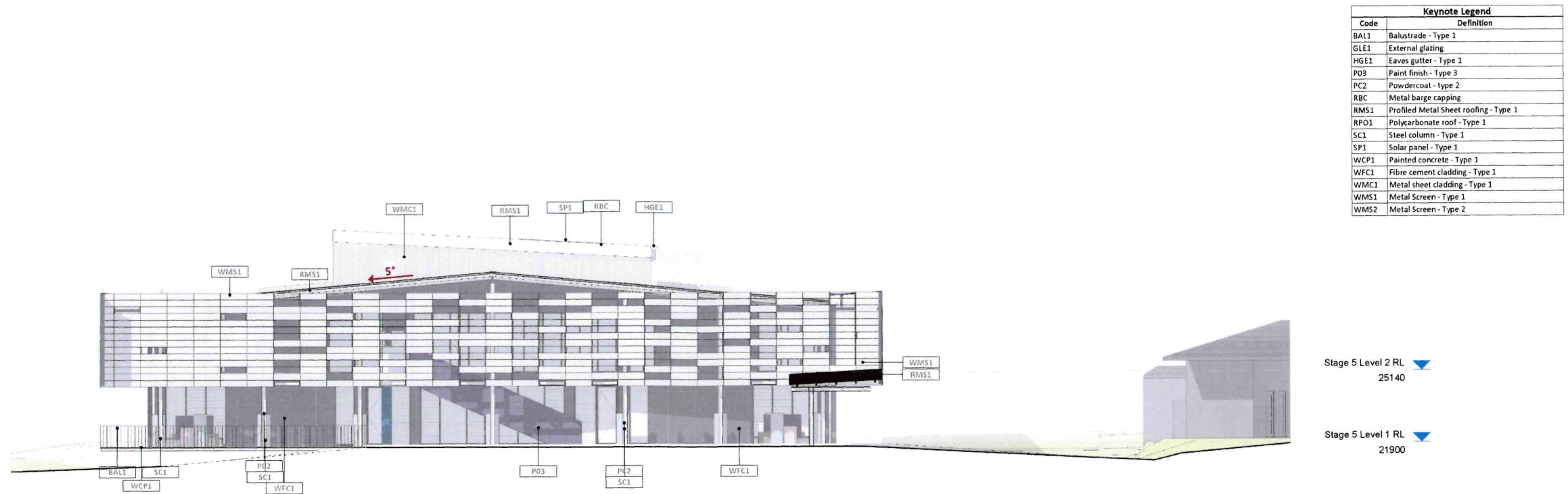
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DEVELOPMENT APPLICATION

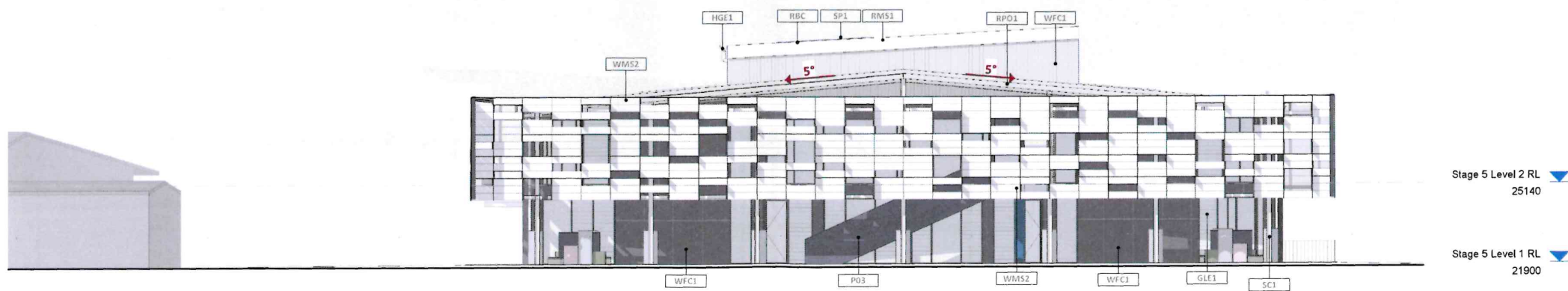
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Sheet 1

23138 DA200 C
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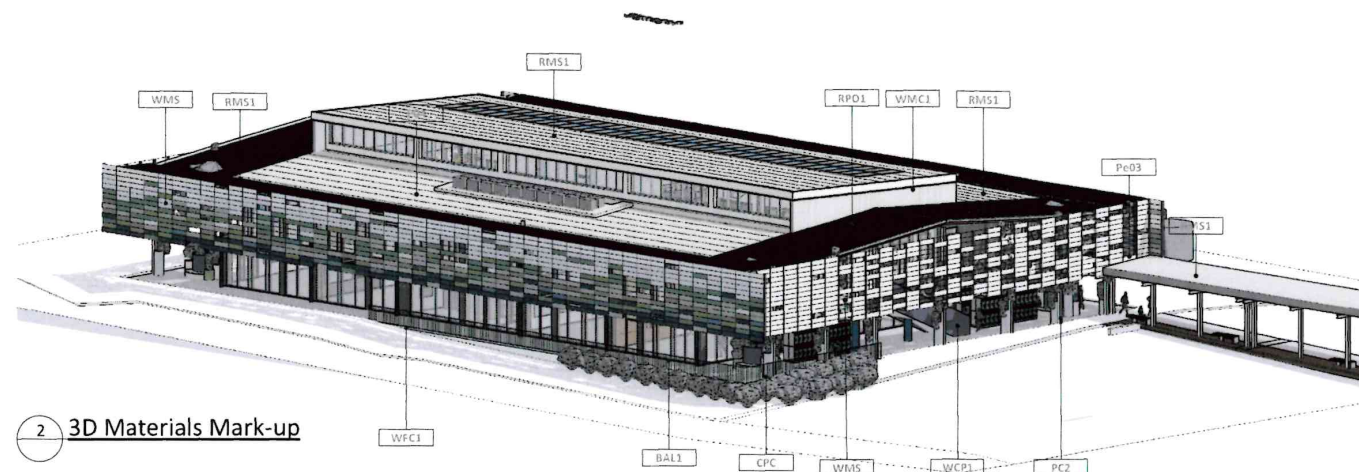
Block G - East Elevation
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Keynote Legend	
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GLE1	External glazing
HGE1	Eaves gutter - Type 1
PO3	Paint finish - Type 3
PC2	Powdercoat - Type 2
RBC	Metal barge capping
RMS1	Profiled Metal Sheet roofing - Type 1
RPO1	Polycarbonate roof - Type 1
SC1	Steel column - Type 1
SP1	Solar panel - Type 1
WCP1	Painted concrete - Type 1
WFC1	Fibre cement cladding - Type 1
WMC1	Metal sheet cladding - Type 1
WMS1	Metal Screen - Type 1
WMS2	Metal Screen - Type 2

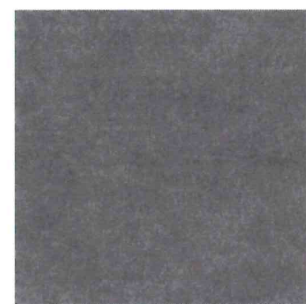


Block G - West Elevation
1 : 100

<p>Architect ALLEANZA ARCHITECTURE</p> <p>Sydney P: 02 8039 8822 A: L1 695-699 George Street, Sydney NSW 2000 Newcastle P: 02 4040 9778 A: 797 Hunter Street, Newcastle NSW 2302 W: www.alleanza.com.au</p> <p><small>Nominated Architect: Charles Glanville NSW Registration No. 3130</small></p> <p><small>Do not scale this drawing. Contractor to check and verify all dimensions on site prior to commencement of work or preparation of shop drawings. Copyright Alleanza Architecture Pty Ltd. Unless otherwise agreed in writing, this document may only be used for the express purpose and project for which it has been created and must not be used by any other person or for any other purpose.</small></p>	<p>Client ANGLICAN SCHOOLS CORPORATION</p>	<p>Project MARSDEN PARK ANGLICAN COLLEGE, STAGE 5</p>	<p>Address cnr. CORCORAN & CLIFTON ROAD, MARSDEN PARK, NSW</p>	<p>Issue Date Subject</p> <p>C 05.03.2024 DA Issue - Amended</p> <p>B 13.11.2023 DA Issue</p>	<p>PA</p> <p>Scale: 1:100</p> <p>Sheet title: A1</p> <p>Drawn: MK</p> <p>Checked: DB</p> <p>Verified: DB</p>	<p>DEVELOPMENT APPLICATION</p> <p>Building Elevations - Block G</p> <p>Sheet 2</p> <p>23138 DA201 C</p> <p>Project_no Sheet_no Issue</p>
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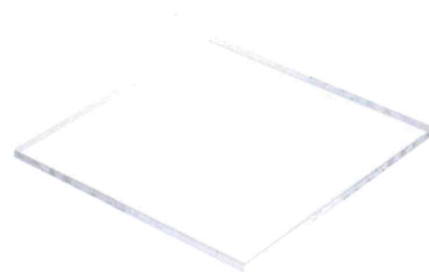


Keynote Legend	
Code	Definition
BAL1	Balustrade - Type 1
CPC	Painted concrete soffit
PD4	Paint finish - Type 4
PC2	Powdercoat - Type 2
Pe03	External Paint - Type 03
RMS1	Profiled Metal Sheet roofing - Type 1
RPO1	Polycarbonate roof - Type 1
WCP1	Painted concrete - Type 1
WFC1	Fibre cement cladding - Type 1
WMC1	Metal sheet cladding - Type 1
WMS	Perforated Metal Screen



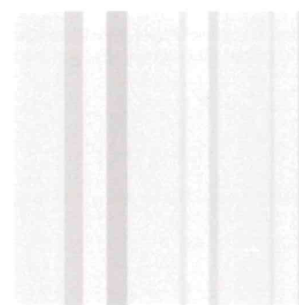
WFC1

Fibre Cement Cladding,
Type 1



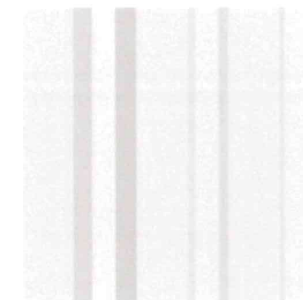
GLE1

Clear Glazing, External



RMS1

Profiled metal roof sheeting,
Type 1, White



WMC1

Profiled metal wall cladding, Type 1



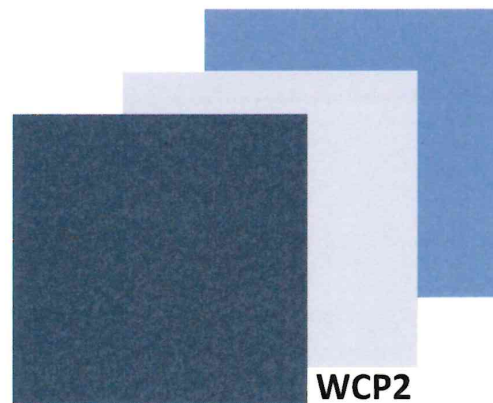
Pe02

Structural Framing,
White



Pe03

Structural Framing,
Dark Gray



WCP1

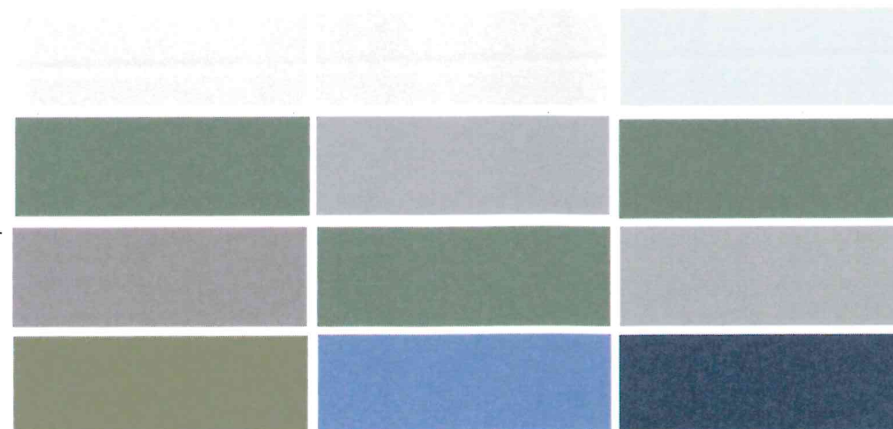
Painted Concrete-
dark blue

WCP2

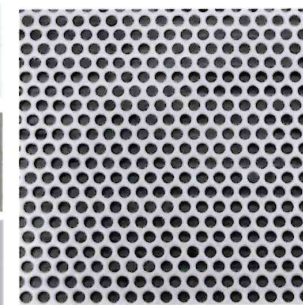
Painted Concrete-
Light grey

WCP3

Painted Concrete-
blue



South and North Facade colour Selection



WMS

Perforated metal screen,
Colour Selection

VES

Vegetation Screen



WMS

Perforated metal screen,
White

Walkway colour Selection



Block G | Approach from East

3D Visualisation



Block G | Approach from Northeast

3D Visualisation



Block G | Eastern Walkway

3D Visualisation

<p>Architect</p> <p>ALLEANZA ARCHITECTURE</p> <p>Nominated Architect: Charles Glanville NSW Registration No. 3130</p> <p><small>Do not scale this drawing. Contractor to check and verify all dimensions on site prior to commencement of work or preparation of shop drawings. Copyright Alleanza Architecture Pty Ltd unless otherwise agreed in writing. This document may only be used for the express purpose and project for which it has been created and must not be used by any other person or for any other purpose.</small></p>	<p>Client</p> <p>ANGLICAN SCHOOLS CORPORATION</p>	<p>Project</p> <p>MARSDEN PARK ANGLICAN COLLEGE, STAGE 5</p>	<p>Address</p> <p>cnr. CORCORAN & CLIFTON ROAD, MARSDEN PARK, NSW</p>	<p>Issue Date Subject</p> <p>C 05.03.2024 DA Issue - Amended</p> <p>B 13.11.2023 DA Issue</p>	<p>PA</p>	<p>DEVELOPMENT APPLICATION</p> <p>Perspectives Sheet 1</p> <p>Sheet</p> <p>23138 DA900 C</p> <p>Project_no. Sheet_no. Issue</p>
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Block G | Approach from Northwest



Block G | Approach from South



Block G | Approach from West

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Client
ANGLICAN SCHOOLS CORPORATION

Project
MARSDEN PARK ANGLICAN COLLEGE, STAGE 5

Address
cnr. CORCORAN & CLIFTON ROAD, MARSDEN PARK, NSW

Issue	Date	Subject
C	05.03.2024	DA Issue - Amended
B	13.11.2023	DA Issue

PA

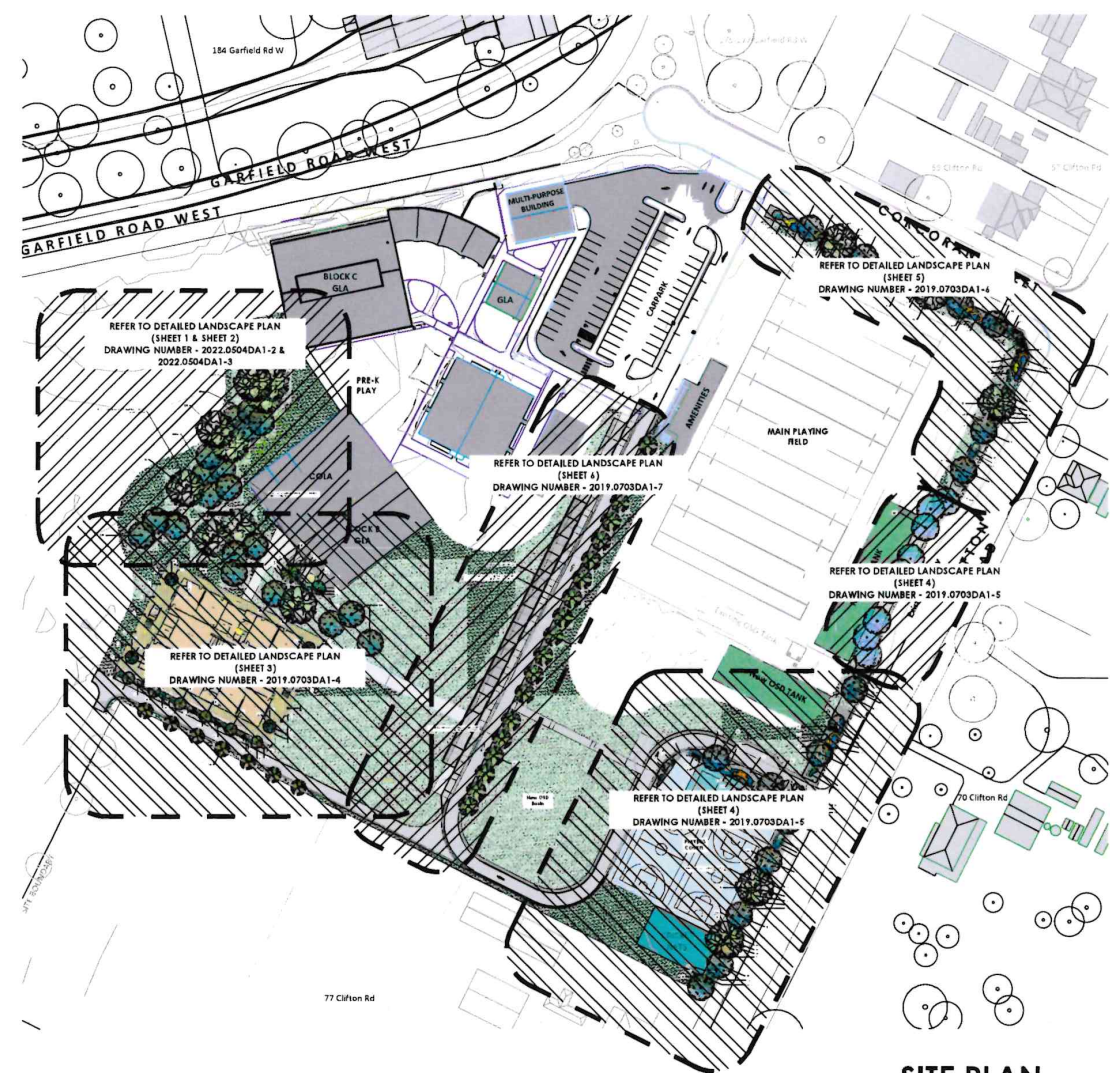
DEVELOPMENT APPLICATION

Scale:	NTS
Sheet size:	A1
Drawn:	MK
Checked:	DB
Verified:	DB

Perspectives Sheet 2

23138	DA901	C
Project_no.	Sheet_no.	Issue


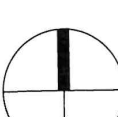
RICHARD JOHNSON ANGLICAN SCHOOL

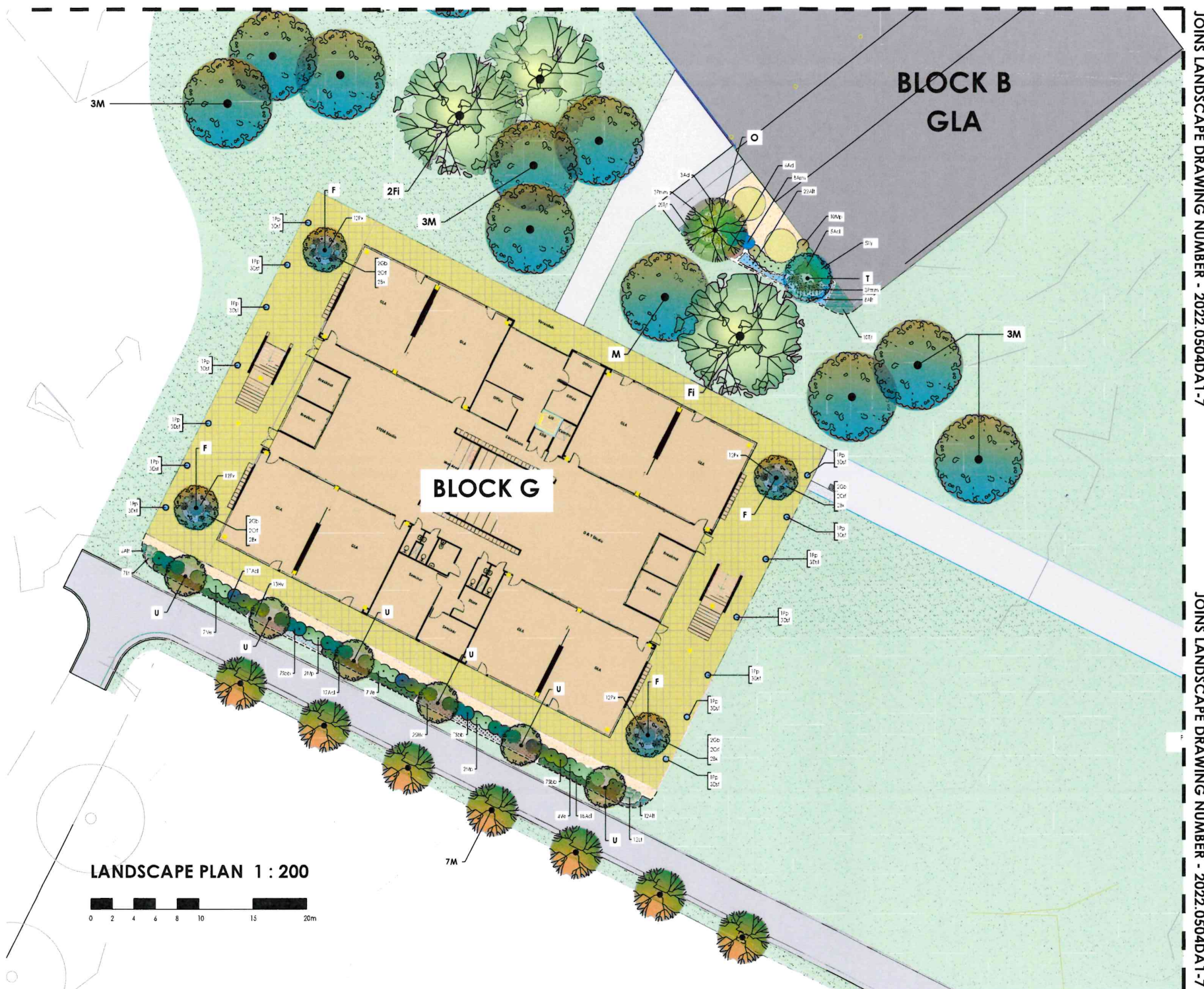


SITE PLAN
SCALE 1 : 1000

DRAWING LIST

2022.0504DA1-1	LANDSCAPE SITE PLAN & COVER SHEET
2022.0504DA1-2	DETAILED LANDSCAPE PLAN (SHEET 1)
2022.0504DA1-3	DETAILED LANDSCAPE PLAN (SHEET 2)
2022.0504DA1-4	DETAILED LANDSCAPE PLAN (SHEET 3)
2022.0504DA1-5	DETAILED LANDSCAPE PLAN (SHEET 4)
2022.0504DA1-6	DETAILED LANDSCAPE PLAN (SHEET 5)
2022.0504DA1-7	DETAILED LANDSCAPE PLAN (SHEET 6)
2022.0504DA1-8	LANDSCAPE DETAILS AND SPECIFICATIONS SHEET

<div></div> <div>Landscape Architects</div> <div><div>Address:</div><div>PO BOX 457 BEECROFT NSW 2119</div><div><div>ph. (02) 8011 3330</div><div>mob. 0412 759 383</div></div><div><div>web. www.tgslandscape.com.au</div></div></div>	<div>Amendments</div> <table><tr><td>16/05/2022</td><td>Landscape DA Issue (for review)</td><td>15/02/2024</td><td>Landscape D+ Issue (revised)</td></tr><tr><td>06/06/2022</td><td>Landscape DA Issue</td><td></td><td></td></tr><tr><td>16/10/2022</td><td>Landscape DA Issue (revised)</td><td></td><td></td></tr><tr><td>01/03/2023</td><td>Landscape DA Issue (revised)</td><td></td><td></td></tr><tr><td>21/07/2023</td><td>Landscape DA Issue (revised)</td><td></td><td></td></tr><tr><td>14/11/2023</td><td>Landscape DA Issue (revised)</td><td></td><td></td></tr></table> <div><ul style="list-style-type: none">This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author.All dimensions must be checked on-site prior to the commencement of any works.All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS.</div>		16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape D+ Issue (revised)	06/06/2022	Landscape DA Issue			16/10/2022	Landscape DA Issue (revised)			01/03/2023	Landscape DA Issue (revised)			21/07/2023	Landscape DA Issue (revised)			14/11/2023	Landscape DA Issue (revised)			<div>Title:</div> <div>LANDSCAPE SITE PLAN & COVER SHEET</div> <div>Date:</div> <div>15th February, 2024</div>		<div>Project:</div> <div>PROPOSED ALTERATIONS & ADDITIONS TO RICHARD JOHNSON ANGLICAN SCHOOL</div> <div>North:</div> <div></div>	
	16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape D+ Issue (revised)																										
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		<div>Design by:</div> <div>JB</div>	<div>Checked by:</div> <div>JB</div>	<div>Scale:</div> <div>1:1000 @ A1</div>	<div>Issue:</div> <div>1</div>																									
				<div>2 Corcoran Street</div> <div>MARSDEN PARK</div> <div>SHEET 1 of 8</div>																										



LEGEND

-
- New Turf**
Grassable: grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the line of any existing tree to be retained. Ensure that surface water runoff is directed towards the retained trees and away from buildings. Ensure that no pooling or ponding will occur. Turf will be upgraded to 180mm. Install 100mm depth of recycled turf underlay. Just prior to spreading the turf, spread 20mls/litre/1700sqm fertilizer over the underlay at the recommended rate. Lay 3m Water Buttle turf rolls closely butted. Fill any small gaps with moss. Water thoroughly.
- Proposed extent of new internal pathways (as others)**
- Proposed extent of asphalt surfaces and paths (as others)**
- Selected surfaces (refer to Architects detail)**
- Proposed gravel or other non-combustible surfaces (as per Bush Fire consultants report)**
- Landscaped areas**
Basic site all-planting: Areas to a depth of 150mm below finished levels. Cultivate and upgrade a further 150mm. Supply & Install 100mm of soil mix that consists of 50% 2 to 10 top soil (suitable mix 50% - 40), Organic Garden mix (or equivalent). Install 75mm depth of selected mulch.
- Note:**
Maintenance:
All landscape works are to be maintained for a period of twelve months from the date of practical completion. This includes all watering, weeding, pruning and re-planting necessary to achieve vigorous growth. Any deficit which arises during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.
- Irrigation:**
All garden areas on the landscape plan are to be controlled by a fully automatic drip irrigation system. The controller is to be equal to a Hunter or Rainbird system and is to be housed in a control box adjacent to the electricity meter. All pipework is to be PVC to satisfy AS 1577. All installation to satisfy the Sydney Water Code and AS 5000. The system is to be installed by a suitable licensed contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

PLANT SCHEDULE (New Tree Planting - In Turf)

Code	Latin Name (Common Name - Mature Height)	Qty	Size	State
Trees				
F1	<i>Eucalyptus moluccana</i> (Grey Box - 10m)	3	75 litre	yes
M1	<i>Colombia maculata</i> (Spotted Gum - 12m)	10	75 litre	yes

PLANT SCHEDULE (Block G Building)



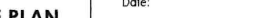
Code	Latin Name (Common Name - Mature Height)	Qty	Size	Store
Trees				
F	<i>Ficus benjamina</i> 'Exotic' (Weeping Fig - 10m)	4	100 litre	yes
O	<i>Ficus benjamina</i> 'Raywood' (Clare Ash - 8m)	1	100 litre	yes
	<i>Polarsidera</i> 'Iceberg' (20L Water Gum - 7m)	1	75 litre	yes
U	<i>Bleasacora eumundi</i> (Quandong - 8m)	8	75 litre	yes
M	<i>Malus harrnonda</i> (Japanese Crab Apple - 8m)	8	75 litre	yes

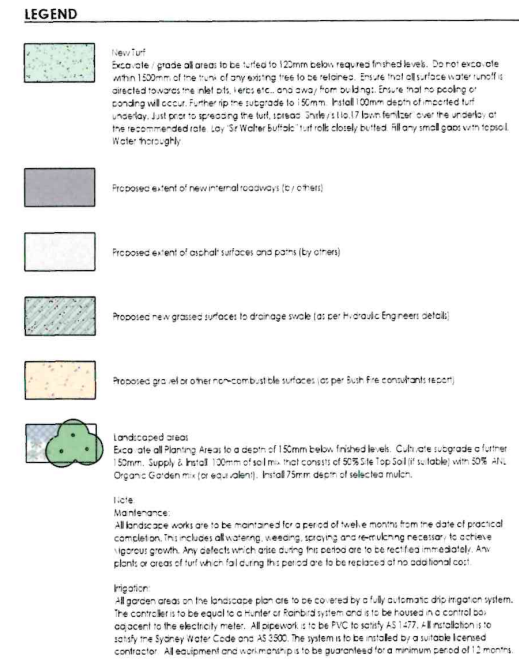
Shrubs

Am	<i>Acemeta minor</i> (Miy.) (Fly) - 3m	8	200mm	-
Ad	<i>Achymota nigrata</i> (Blugger) (Maggot) - 5m	4	100mm	-
Ac	<i>Acacia cognata</i> (Linn.) (Pier) (Krait) - 1m	57	200mm	-
B	<i>Buxus microcarpa</i> var. <i>japonica</i> (Tani) (Japanese Box) - 1m	8	200mm	-
Cr	<i>Cord line</i> (Red Fortune) (Glossy) (Cord-line) - 0.5m	8	200mm	-
Qc	<i>Alcantara imparidactylus</i> (Fulcr) (Imperial Broomtail) - 1.2m	8	300mm	-
M	<i>Muraio parvicornis</i> (Gardner) (Algerian) - 3m	14	200mm	-
Sc	<i>Scarus</i> - m. <i>lanceus</i> (Vahl) (Rasp) (Fly) - 1.5m	21	200mm	-
Str	<i>Stegomyia caliculatus</i> (Sacharoff) (Dwarf) (Fly) - 3.5m	21	200mm	-
V	<i>Viburnum emeticum</i> (L.) (Viburnum) - 3m	18	200mm	-
Yy	<i>Ykama senilis</i> (N. Yama) - 2m	5	200mm	-




Groundcovers

At	<i>Alternanthera dentata</i> Little Ruby™ (RUB) (Alternanthera-0.4m)	48	150mm pot
Dt	<i>Dichondra argentea Silver Falls</i> (Dichondra-0.3m)	42	150mm pot
Lt	<i>Lomandra longifolia Torii</i> (Sprey Nut) (Ruh-1m)	19	150mm pot
Hv	<i>Hesperis matronalis</i> (Hesperis wanderer-0.3m)	38	150mm pot
Tc	<i>Tradescantia virginiana</i> (Tradescantia Star-Jasmine-0.3m)	30	150mm pot
Fp	<i>Philodendron pedatum</i> (Oak Leaf Philodendron-3m)	14	300mm pot

 <p>TGS Landscape Architects <small>Private & Confidential</small> PO BOX 457 BEECROFT NSW 2119 ph. (02) 8011 3330 BEECROFT NSW 2119 mob. 0412 759 383 web. www.tgslandscape.com.au</p>	Amendments		Title: DETAILED LANDSCAPE PLAN (SHEET 2)		Date: 14th November, 2023		Project: PROPOSED ALTERATIONS & ADDITIONS TO RICHARD JOHNSON ANGLICAN SCHOOL		 North:
	16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape DA Issue (re-use)	Client: ALLEANZA ARCHITECTURE	Drawing number: 2022.0504DA1-3	Issue: 1		
	06/06/2022	Landscape DA Issue							
	16/10/2022	Landscape DA Issue (revised)							
01/03/2023	Landscape DA Issue (revised)								
21/07/2023	Landscape DA Issue (revised)								
14/11/2023	Landscape DA Issue (revised)								
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PLANT SCHEDULE (Playing Courts)					
Code	Latin Name (Common Name - Mature Height)	Qty	Size	Stake	
Trees					
L	<i>Lagerströmia indica</i> (Cape Myrtle - sm)	3	75 lite	yes	
B	<i>Balanites rotundifolia</i> (Bilbeh - Ayn-Bm)	3	75 lite	yes	
C	<i>Waterhousea floribunda</i> (Waterhousea - 12m)	3	75 lite	yes	
Shrubs					
Ad	<i>Acacia cognata</i> (Umletgh' River Wattle - 1m)	25	200mm -	-	
As	<i>Asystrochilus nassaria</i> (Bluing Beachy' (Mogden Berry - 1.5m)	42	200mm -	-	
Bt	<i>Banksia spinosa</i> (Blackwattle - 2m)	31	200mm -	-	
Ct	<i>Callitriche montana</i> (Dwarf Bottlebrush - 1.2m)	17	200mm -	-	
Cl	<i>Callitriche pumila</i> (Pine Ad Bottlebrush - 2m)	16	200mm -	-	
Dw	<i>Drosera rotundifolia</i> (Drosera Lily - 1m)	15	100mm -	-	
Ge	<i>Grevillea macrocarpa</i> (Moonlight Grevillea - 3m)	21	200mm -	-	
Gh	<i>Grevillea hancei</i> gem. (Ice Gleea - 2m)	11	200mm -	-	
Ht	<i>Haleplocarya humilis</i> (Poa - Wattle - 1m)	20	200mm -	-	
Pa	<i>Paraphysa indica</i> (Blue Wattle - 1.5m)	49	200mm -	-	
Sc	<i>Scaevola parviflora</i> (Scaevola Blue) (Dwarf PB - 3.5m)	25	200mm -	-	
St	<i>Stemodia parviflora</i> (Dwarf Callitriche - 1m)	42	200mm -	-	
Groundcovers					
Ht	<i>Arenathera dentata</i> (He Ruby?) (RUS) (Arenathera - 2.4m)	290	150mm pot	-	
Ge	<i>Grevillea Bence</i> (Bence?) (0 - 0.5m)	62	150mm pot	-	
Ge	<i>Grevillea juncea</i> (Bence?) (Grevillea - 0.5m)	83	150mm pot	-	
L	<i>Lemonia australis</i> (Lemonia Grass - 0.5m)	190	150mm pot	-	
T	<i>Themeda longifolia</i> (Themeda Grass - 1m)	83	150mm pot	-	
Ju	<i>Juncus volutatus</i> (Clutch Rush - 1m)	15	150mm pot	-	
W	<i>Wandooa villosa</i> (Wandooa - 0.5m)	10	150mm pot	-	
Hu	<i>Huacastan fruticosa</i> (Huacastan - 0.5m)	30	150mm pot	-	

 <p style="font-size: 1.2em; margin: 0;">TGS Landscape Architects</p> <p style="font-size: 0.8em; margin: 0;"> Telephone: PO BOX 457 BECCROFT NSW 2119 ph. (02) 8011 3330 fax. (02) 8011 3330 mob. 0412 759 383 </p> <p style="font-size: 0.8em; margin: 0;">web. www.tgslandscape.com.au</p>	<p>Amendments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">16/05/2022</td> <td style="width: 45%;">Landscape DA Issue (for review)</td> <td style="width: 15%;">15/02/2024</td> <td style="width: 25%;">Landscape DA Issue (revised)</td> </tr> <tr> <td>06/06/2022</td> <td>Landscape DA Issue</td> <td></td> <td></td> </tr> <tr> <td>16/10/2022</td> <td>Landscape DA Issue (revised)</td> <td></td> <td></td> </tr> <tr> <td>01/03/2023</td> <td>Landscape DA Issue (revised)</td> <td></td> <td></td> </tr> <tr> <td>12/07/2023</td> <td>Landscape DA Issue (revised)</td> <td></td> <td></td> </tr> <tr> <td>14/11/2023</td> <td>Landscape DA Issue (revised)</td> <td></td> <td></td> </tr> </table> <ul style="list-style-type: none"> This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author. All dimensions must be checked onsite prior to the commencement of any works. All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS. 	16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape DA Issue (revised)	06/06/2022	Landscape DA Issue			16/10/2022	Landscape DA Issue (revised)			01/03/2023	Landscape DA Issue (revised)			12/07/2023	Landscape DA Issue (revised)			14/11/2023	Landscape DA Issue (revised)			<p>Title: DETAILED LANDSCAPE PLAN (SHEET 3)</p> <hr/> <p>Date: 14th November, 2023</p> <hr/> <p>Client: ALLEANZA ARCHITECTURE</p> <hr/> <p>Drawing number: 2022.0504DA1-4</p>	<p>Project: PROPOSED ALTERATIONS & ADDITIONS TO RICHARD JOHNSON ANGLICAN SCHOOL</p> <hr/> <p>2 Corcoran Street MARSDEN PARK</p>	<p>North: </p>
	16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape DA Issue (revised)																								
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14/11/2023	Landscape DA Issue (revised)																											
<p>Design by: JB</p> <hr/> <p>Checked by: JB</p> <hr/> <p>Scale: 1 : 100@A1/1:200@A3</p> <div style="display: flex; align-items: center;">  </div> <hr/> <p>Issue: H</p>	<p style="font-size: 0.7em;">SHEET 4 of 8</p>																											



LEGEND

New Turf
Excavate, grade all areas to be turfed to 100mm below required finished level. Do not excavate within 150mm of the turn of any existing tree to be retained. Ensure that all surface water runoff is directed towards the retention trees etc. and away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm deep of impacted turf underlay. Just prior to spreading the turf, spread 100mm of 10:17 bon fertilizer over the underlay at the recommended rate. Lay 50 Water Buffalo turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.

Landscaped area
Excavate all planting areas to a depth of 150mm below finished level. Cultivate subgrade a further 50mm. Supply & install 100mm of water, that consists of 50% S14 Top Soil if suitable with 50% 4th Organic Garden mix (or equivalent). Install 75mm deep of selected mulch.

Note:
Maintenance
All landscape works are to be maintained for a period of twelve months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.

Irrigation
All garden areas on the landscape plan are to be covered by a fully automatic drip irrigation system. The controller is to be wired to a timer or Raintrol system and is to be housed in a control box adjacent to the electricity meter. All pipework is to be PEX to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licensed contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

PLANT SCHEDULE (New Drop Off & Pick-Up Area)

Code	Latin Name (Common Name - Mature Height)	Qty	Size	State
Trees				
F	<i>Prunus cerasifera</i> nana (Purple Leaf Plum - 5m)	20	45litre	yes

web: www.tgslandscape.com.au

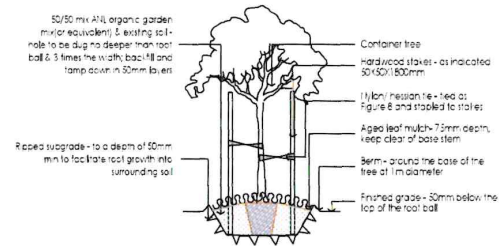
Amendments		Title: DETAILED LANDSCAPE PLAN (SHEET 6)	Date: 14th November, 2023	Project: PROPOSED ALTERATIONS & ADDITIONS TO RICHARD JOHNSON ANGLICAN SCHOOL	 SHEET 7 of 8
16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape DA Issue (revised)		
06/06/2022	Landscape DA Issue				
16/10/2022	Landscape DA Issue (revised)				
01/03/2023	Landscape DA Issue (revised)				
12/07/2023	Landscape DA Issue (revised)				
14/11/2023	Landscape DA Issue (revised)				

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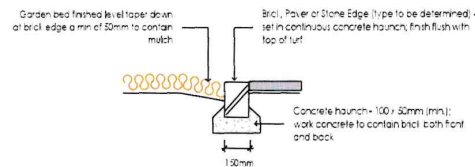
• All dimensions must be checked on-site prior to the commencement of any work.

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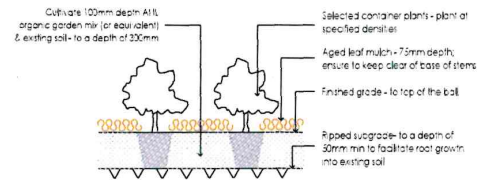
Client: ALLEANZA ARCHITECTURE	Design by: JB	Checked by: JB	Scale: Not to Scale	Issue: H
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1 Tree Planting Detail
Section
NTS @ A1 (Not to Scale)



2 Brick or Stone Garden Edge
Section
NTS @ A1 (Not to Scale)



3 Garden Bed Planting Detail
Section
NTS @ A1 (Not to Scale)

TECHNICAL SPECIFICATION

1.0 PRELIMINARIES

1.1 Site Safety

During the construction period take all reasonable measures, including the use of protective fencing, to ensure the safety of the general public.

All measures to prevent damage to the site are to be undertaken.

Any damage resulting from work done under the Contract must be made good.

All pedestrian and vehicular accessways are to be kept clear at all times.

1.2 Ordering of Materials

All necessary materials and services required for completion of work under contract are to be ordered upon acceptance of the contract. Any difficulties with supply that may affect practical completion within works program should be reported to the Project Manager.

2.0 EARTHWORKS

The Contractor is to consult with the Project Manager prior to any earthworks on the site.

Adjoining structures are to be suitably protected from earthworks machinery to the satisfaction of the Project Manager.

Any spoil not required to establish proposed levels is to be disposed of off site.

Any fill material from off-site is to be free from organic matter and with minimal clay content.

3.0 SOFTWORKS

3.1 Planting (refer to Details 1 to 4)

Install plants as per schedule and as indicated on the Landscape Plans.

Plants shall be obtained from approved suppliers.

Plants are to be ordered upon acceptance of tender to ensure availability.

Sufficient plants shall be ordered to allow for plant failure.

All plants must be of the species and sizes listed in the plant schedule.

No changes shall be made to the specified plant material without written approval of the Landscape Architect.

Where specified plants are not available submit details of alternative species to the Landscape Architect.

Plants at delivery must be vigorous, of healthy growth, free of disease and insect pests, with healthy root systems and no evidence of damage. Trees must have a single leading shoot.

Plant as soon as possible after delivery & replace any losses resulting from storage on site.

Soil Mix: ANL Organic Garden Mix (unless otherwise specified)

Supplier: Australian Native Landscapes ph. (02) 9629 2588

3.2 Turfing

Supply & install new turf to all areas as indicated on the Landscape Plan.

Existing grassed areas damaged during construction to be 'Made Good' prior to completion of the project.

Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing tree to be retained.

Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc. and away from buildings. Ensure that no pooling or ponding will occur.

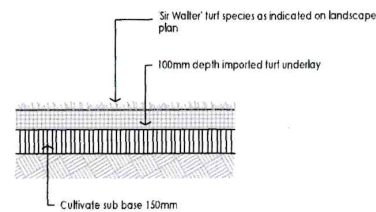
Further rip the subgrade to 150mm. Install 100mm depth of imported turf underlay and spread 'Shikey's No.17 lawn fertilizer' over the underlay at the recommended rate.

Lay 'Sir Walter Buffalo' turf rolls closely butted. Fill any small gaps with topsoil.

Water thoroughly.

Soil Mix: Turf Underlay

Supplier: Australian Native Landscapes ph. (02) 9629 2588



4 Ground preparation
Grassed area: turf using imported topsoil
Detail
NTS @ A1 (Not to Scale)

TECHNICAL SPECIFICATION (Continued)

3.3 Mulching

All mulch shall be free of soil, weed growth and other deleterious matter.

Provide non-combustible 'Nepean River Pebble' (or similar) as supplied by Australian Native Landscapes.

Spread 75mm mulch to all planting areas indicated on the Landscape Plans.

Mulch: 'Nepean River Pebble' (or similar non-combustible alternative)

Supplier: Australian Native Landscapes ph. (02) 9629 2588

4.0 IRRIGATION

All garden areas on the landscape plan are to be covered by a automatic or manually operated drip irrigation system.

All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licenced contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.

5.0 PRACTICAL COMPLETION

Clean the site free of all waste directly attributable to work under the Contract.

Arrange for a final inspection by the Project Manager, builder and the client to determine practical completion has been achieved.

6.0 MAINTENANCE

All landscape works are to be maintained for a period of three (3) months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.



Landscape Architects

web: www.tgslandscape.com.au

Amendments			
16/05/2022	Landscape DA Issue (for review)	15/02/2024	Landscape DA Issue (revised)
06/06/2022	Landscape DA Issue		
16/10/2022	Landscape DA Issue (revised)		
01/03/2023	Landscape DA Issue (revised)		
12/07/2023	Landscape DA Issue (revised)		
14/11/2023	Landscape DA Issue (revised)		

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- All dimensions must be checked onsite prior to the commencement of any works.
- All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS.

Title: **LANDSCAPE DETAILS AND SPECIFICATIONS SHEET**

Date:

14th November, 2023

Client: **ALLEANZA ARCHITECTURE**

Drawing number:

2019.0703DA1-8

Design by:

JB

Checked by:

JB

Scale:

Not to Scale

Issue:

H

Project:

**PROPOSED ALTERATIONS & ADDITIONS
TO RICHARD JOHNSON ANGLICAN
SCHOOL**

2 Corcoran Street

MARSDEN PARK

SHEET 8 of 8

Attachment 6

Assessment against planning controls: section 4.15, summary assessment and variations to standards

1 Environmental Planning and Assessment Act 1979

1.1 Section 4.15 'Heads of Consideration'

Heads of Consideration	Comment	Complies
a. The provisions of:	State Environmental Planning Policy (Biodiversity and Conservation) 2021 The proposal is consistent with Chapter 9 which contains the provisions from Hawkesbury-Nepean River	Yes
i. Any environmental planning instrument	State Environmental Planning Policy (Resilience and Hazards) 2021 The proposal is consistent with Resilience and Hazards SEPP 2021	Yes
	State Environmental Planning Policy (Transport and Infrastructure) 2021 The proposal is consistent with Transport and Infrastructure SEPP 2021	Yes
	Blacktown Local Environmental Plan 2015 The proposal is consistent with Blacktown Local Environmental Plan 2015	Yes
ii. Any proposed instrument that is or has been the subject of public consultation under this Act	N/A	N/A
iii. Any development control plan	Blacktown Development Control Plan 2015 applies in relation to car parking, tree preservation, solar access, and waste management.	Yes
iv. a) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,	No related planning agreement	N/A
v. the regulations (to the extent that they prescribe matters for the	Part 4, Division 1 of the Environmental Planning and Assessment Regulation 2021 applies: Clause 61	Yes

Heads of Consideration	Comment	Complies
purposes of this paragraph),	<ul style="list-style-type: none"> Demolition of a building - the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures. 	
b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality	<ul style="list-style-type: none"> The likely impacts of the development include traffic, parking and access, waste management, privacy and safety, tree removal and stormwater management have been considered and are considered to be satisfactorily addressed, subject to conditions. With regard to site contamination the identified asbestos in TP 99 bore hole is situated where the onsite stormwater detention basin will also be located. So, the asbestos must be removed and this location remediated to make it suitable for the basin. As such the site can be made suitable in accordance with Clause 4.6 of the Resilience and Hazard SEPP 2021 subject to conditions including a site validation report prepared by a qualified environmental consultant. A detailed site analysis ensures that the proposed development will have minimal impacts on surrounding properties. It is considered that the proposed development will be an appropriate addition to the existing school, to meet the identified training and education needs of the local community. 	Yes, subject to conditions.
c. The suitability of the site for the development	<p>The site is zoned part RU4 - Primary Production Small Lots and part SP2 - Infrastructure (Classified Road) under Blacktown Local Environmental Plan 2015. Educational Establishments are not permissible in the RU4 zone. However, the RU4 zone is identified as a prescribed zone under section 3.34 of Part 3.4 (Schools – specific development controls) of State Environmental Planning Policy (Transport and Infrastructure) 2021 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0732#sec.3.34.</p> <p>Under section 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021 schools are permissible with consent.</p> <p>As an existing school, it is well suited to this development.</p> <p>It is consistent with the relevant state environmental planning policies, Blacktown Local Environmental Plan 2015 and Blacktown Development Control Plan 2015, is based on sound site analysis and will not result in any adverse impacts on the environment or neighbouring residential land.</p>	Yes
d. Any submissions made in accordance with this Act, or the regulations	The application was notified for a period of 14 days on 2 occasions. We received 2 submissions.	Yes
e. The public interest	The proposed development is in the public interest. It provides a new and quality teaching facility, tailored to the identified needs of the school and local community. The public interest is therefore well served by approving this development.	Yes

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
<p>The Biodiversity Conservation Act 2016 aims to maintain a healthy, productive and resilient environment in accordance with ecologically sensitive development principles. It includes an assessment framework for determining the likely impacts of development on biodiversity and threatened species and a consistent methodology for calculating measure to offset those impacts.</p> <p>An assessment of biodiversity related information has been provided to address the discharge of stormwater directly into Bells Creek, which is shown on the Biodiversity Values Map. Therefore, the impacts of the development on biodiversity is acceptable. Our ecologist reviewed the proposal and raised no objections subject to conditions.</p>	Yes

3 State Environmental Planning Policy (Planning Systems) 2021

Summary comment	Complies
<p>The Sydney Central City Planning Panel is the consent authority for all regionally significant development with a capital investment value of over \$30 million or Council related or private infrastructure and community facilities with a capital investment value of over \$5 million.</p> <p>As this development application is for private infrastructure and community facilities, with a capital investment value of \$18,786,465, Council is responsible for the assessment of the development application and determination of the application is to be made by the Sydney Central City Planning Panel.</p>	Yes

4 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
<p>Chapter 4 of the Resilience and Hazards SEPP 2021 is applicable to the proposal as it also involves the remediation of contaminated land.</p> <p>Clause 4.6 requires a consent authority to consider whether the land is suitable or can be remediated to be made suitable for the proposed development, before granting development consent.</p> <p>A Detailed site investigation report was prepared by EPIC Environmental and dated 2 November 2022 and supported the application. EPIC Environmental identified 2 areas on the site one containing bonded asbestos and the other Zinc.</p> <p>The first area of concern relates to asbestos which is an environmental risk to human health. This area is identified in the detailed site investigation report as TP 99. It is located on the school site along the Clifton Road frontage where the new onsite stormwater detention tank is proposed. This area can be managed by a condition of consent requiring remediation of the asbestos before the tank is constructed in accordance with an approved construction environmental management plan and a site asbestos management plan.</p> <p>The second area of concern relates to Zinc which has an ecological exceedance only and is identified in the detailed site investigation report as TP 25. It is not in a location where the school building or the playground will be built. No works are proposed in the area where the zinc exceedance exists. The risks to onsite ecological receptors were found to be low and as such no remediation or management was recommended.</p> <p>Our Environmental Health Unit also reviewed site contamination report and provided conditions in particular requiring remediation of the areas contaminated with bonded asbestos which will be imposed on the consent.</p>	Yes, subject to conditions.

5 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
<p>Clause 2.119 requires that development with frontage to a classified road be referred to Transport for NSW for comment. The development has frontage to Garfield Road West, which is a classified road. The proposal was referred to Transport for NSW and no objections were raised.</p> <p>Chapter 3 aims to facilitate the effective delivery of educational establishments and early education and care facilities across the State.</p> <p>Before determining an application for development for the above specified purpose, Clause 3.36 (6) requires the consent authority to take into consideration the 7 design quality principles for schools set out in Schedule 8. These are considered below at 5.1.</p> <p>In addition, Clause 3.58 - traffic generating development, requires development for the purpose of an educational establishment with 50 or more additional students to be referred to Transport for NSW. Transport for NSW raised no objection.</p>	

5.1 Design Quality Principles

The proposed development is consistent with the 7 design quality principles, as set out below.

Principle	Control	Comment
1. Context built form and landscape	<p>Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.</p> <p>Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.</p> <p>School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area and located and designed to minimise the development's visual impact on those qualities and that natural environment.</p>	<p>Proposed Block G is designed to enhance its physical context and landscape. The built form of the proposal is suitable for the site and will involve construction of a 2-storey school building and associated landscaping.</p> <p>The design and layout of the proposed works is appropriate to existing school buildings and will not result in any negative or detrimental impacts.</p> <p>New landscape has been integrated into the design to enhance onsite amenity, contribute to the streetscape and mitigate adverse impacts on neighbouring sites.</p>
2. Sustainable, efficient and durable	<p>Good design combines positive environmental, social and economic outcomes. Schools and school buildings should be designed to minimise the consumption of energy, water and natural resources and reduce waste and encourage recycling.</p> <p>Schools should be designed to be durable, resilient and adaptable, enabling</p>	<p>The new school building combines positive environmental, social and economic outcomes. The building is designed to minimise the consumption of energy, water and natural resources.</p> <p>The school building will have clerestory windows, which provide natural light and ventilated classrooms.</p>

	them to evolve over time to meet future requirements.	
3. Accessible and inclusive	<p>School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities.</p> <p>Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.</p>	<p>The proposed development is capable of meeting access design assessment as confirmed in the Accessibility Assessment report submitted with the application.</p> <p>The stairs on both sides of the building are visible whilst the lift is also accessible for disabled use.</p>
4. Health and Safety	<p>Good school development optimises health, safety and security within its boundaries and the surrounding public domain, and balances this with the need to create a welcoming and accessible environment.</p>	<p>The building is designed to provide natural light and ventilation. This will optimise the health of students and staff.</p> <p>The building has extensive glazing to allow surveillance.</p> <p>The school is provided with fencing around the boundary, which will enhance the safety of children whilst landscaped spaces around the building create excellent surveillance.</p>
5. Amenity	<p>Schools should provide pleasant and engaging spaces that are accessible for a wide range of educational, informal and community activities, while also considering the amenity of adjacent development and the local neighbourhood.</p> <p>Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants.</p> <p>Schools should include appropriate, efficient, stage and age appropriate indoor and outdoor learning and play spaces, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage and service areas.</p>	<p>The new school building will provide pleasant and engaging spaces that are accessible for learning and playing educational, informal and community activities.</p> <p>The new building will be set back from the adjoining rural residential property to the south to mitigate any adverse amenity impact.</p> <p>Proposed Block G building will be set back from the road. However, appropriate noise mitigation measures are recommended in the acoustic report.</p> <p>Outdoor spaces, both covered and open, are designed to integrate into the overall school buildings.</p> <p>Proposed Block G will provide cross ventilation to improve indoor air quality and have extensive glazing at low level and also clerestory windows to provide very good daylight access.</p>
6. Whole of life, flexible and adaptive	<p>School design should consider future needs and take a whole-of-lifecycle approach underpinned by site wide strategic and spatial planning. Good design for schools should deliver high environmental performance, ease of adaptation and maximise multi-use facilities.</p>	<p>The new building is designed to be able to adapt to larger or smaller learning spaces as needs dictate.</p> <p>A concrete frame will be utilised and non-load bearing walls allow future modifications to be made simply and with minimal impact to the building structure.</p> <p>Lightweight framing and cladding will enable simple demolition, recycling and/or reuse at such point in the future that the building may need to be replaced.</p>

7. Aesthetics	<p>School buildings and their landscape setting should be aesthetically pleasing by achieving a built form that has good proportions and a balanced composition of elements. Schools should respond to positive elements from the site and surrounding neighbourhood and have a positive impact on the quality and character of a neighbourhood.</p> <p>The built form should respond to the existing or desired future context, particularly positive elements from the site and surrounding neighbourhood, and have a positive impact on the quality and sense of identity of the neighbourhood.</p>	<p>The proposed development is appropriate in terms of the composition of building elements, textures, materials, finishes and colours, and reflect the use, internal design and structure of the building.</p> <p>The proposed development will result in an appropriate built form that has good proportion and a balanced composition</p>
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6 Central City District Plan 2018

Summary comment	Complies
<p>While the Act does not require consideration of District Plans in the assessment of development applications, the Development Application is consistent with the following overarching planning priorities of the Central City District Plan:</p> <p>Liveability</p> <ul style="list-style-type: none"> Improving access to jobs and services Creating great places Contributing to the provision of services to meet communities' changing needs. 	Yes

7 Blacktown Local Strategic Planning Statement

Summary comment	Complies
<p>The Blacktown Local Strategic Planning Statement outlines a planning vision for the City over the next 20 years to 2041. The Blacktown Local Strategic Planning Statement contains 18 Local Planning Priorities based on themes of Infrastructure and collaboration, Liveability, Productivity, Sustainability and Implementation.</p> <p>The development application is consistent with the following priorities:</p> <ul style="list-style-type: none"> LPP3: Providing services and social infrastructure to meet peoples changing needs. LPP8: Growing mixed use, investment, business and job opportunities in Strategic Centres. LPP10: Growing targeted industry sectors. 	Yes

8 Blacktown Local Environmental Plan 2015

Summary comment	Complies
<p>Blacktown Local Environmental Plan 2015 applies to the site with regard to the proposed educational establishment. Educational establishments are not included as a permissible use in the RU4 zone. However, the RU4 zone is a prescribed zone under section 3.34 of the Transport and Infrastructure SEPP and therefore the proposed development is permitted with consent.</p> <p>The proposal is consistent with all relevant provisions of the Blacktown LEP 2015.</p>	Yes

9 Blacktown Development Control Plan 2015

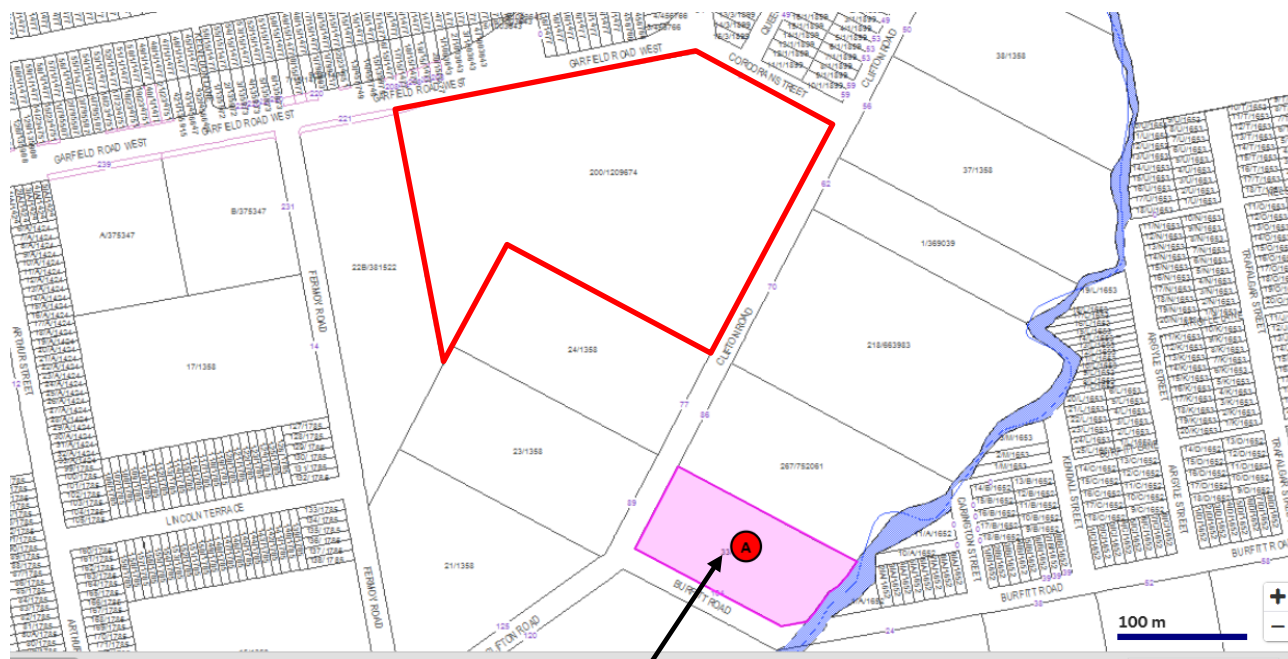
Summary comment	Complies
<p>Under 3.36(9) of State Environmental Planning Policy (Transport and Infrastructure) 2021, a provision of a development control plan that specifies a requirement, standard or control in relation to development of a school is of no effect, regardless of when the development control plan was made.</p> <p>Notwithstanding, we have assessed the application against the relevant provisions and it is compliant with all matters under Blacktown Development Control Plan 2015.</p>	Yes

Attachment 7

Summary of residents' concerns and Council response

1 Location of submitters

Two submissions were received. One submitter requested no personal details or identifying information to be withheld.



Location of 2nd objector at 104 Clifton Road, Marsden Park

2 Consideration of issues raised

Issue	Planning comment/response
We have been rezoned not to build	Changes made by the State Government to the Marsden Park North Precinct Plan not to proceed is out of Council's control. The RU4 zone is identified as a prescribed zone under section 3.34 of Part 3.4 (Schools – specific development controls) of State Environmental Planning Policy (Transport and Infrastructure) 2021. Under section 3.36 of State Environmental Planning Policy (Transport and Infrastructure) 2021 schools are permissible with consent.
Extra traffic	The number of parking spaces and onsite traffic arrangements will be improved to reduce the impact on the local road network. Our traffic section assessed the proposal and raised no objections to the proposed use.
Excessive noise and dust from dam removal and construction of building	Our Environmental Health Officer reviewed the proposal and raised no objections subject to conditions that the applicant will have to meet to ensure that the construction and operation of the proposed school meet the Environment Protection Noise Standards.

Issue	Planning comment/response
Removal of tress	<p>The 6 trees shown as trees to be removed were on the approved Master Plan Drawing No. DA-02_E dated 4 February 2015 prepared by JDH Architects.</p> <p>However, our Open Space team has now reviewed the proposal and raised no objections to the removal of those 6 trees.</p> <p>The proposal includes 94 new trees to be planted also including Grey Box, Spotted Gum, Purple Leaf Plum, Crepe Myrtle, Blueberry Ash, Waterhousia, Swamp She Oak, Claret Ash, Water Gum, Quandong and Japanese Crab Apple.</p>
Noise from children close to home	<p>An Acoustic report prepared by Spoke Acoustics dated February 2024 was submitted with the application. The report assessed the noise levels from children at play and considered the noise levels are reasonable and unlikely to be offensive as they are lower than the typical range for a school near dwellings and the noise emission from the school by students at play is consistent with other schools.</p> <p>Our Environmental Health Officer reviewed the proposal and raised no objections subject to the following conditions:</p> <p>A Noise Management Plan is to be implemented for the School and is to be monitored and enforced by the Director of the School. The Management Plan is to include provisions that:</p> <ul style="list-style-type: none"> • Demonstrates how the chosen noise criteria for the School will be adhered to <p>i-Ensure children are supervised at all times to minimise noise generated by children.</p> <p>ii-Procedure to minimise carpark noise.</p> <p>iii-Install a contact phone number at the front of the centre so that any complaints regarding School operation can be made.</p> <p>iv-Initiate a complaint handling procedure.</p> <p>Council also recommends that the condition as follows is included in the consent</p> <p>“Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation’s Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.”</p>
How does the new flood level affect the school?	<p>Building flood levels adjacent to the flood zone require a freeboard of 500 mm above the 1-in-100 year average recurrence interval level, or a minimum finished floor level of 17.81 m Australian Height Datum.</p> <p>The proposed minimum finished floor level of the new building will be 22.3 m Australian Height Datum, which will comply with the minimum required finished floor level.</p> <p>Flood levels have been assessed by our flood engineers and found to be satisfactory subject to conditions being included.</p>

Issue	Planning comment/response
Where are the plans for the stormwater & drainage	The stormwater drainage plans were part of the development application documentation on our website when we notified the application.
We don't have enough storm water drains to cope with excess storm water now, due to Clifton Road flooding because we have no curb and gutter near the school.	<p>An onsite stormwater detention system is proposed to meet the stormwater requirements in line with the approved design plans. In addition, a condition requiring a minimum 20 m³ storage rainwater tank(s) are to be provided to collect the roof water from a minimum 800 m² of roof area to reduce the runoff in the peak rain periods.</p> <p>Our engineers raised no objection to the proposal subject to engineering conditions including the installation of rainwater storage tanks</p>
Will removal of the dam affect the storm water and drainage?	The removal of the dam will not adversely affect the stormwater and drainage as storage tanks to cater for onsite stormwater detention will slow the release of runoff into the catchment.

Attachment 8

Conditions of consent (draft)

Proposed development	Integrated Development for alterations and additions to Marsden Park Anglican College (formerly known as Richard Johnson Anglican College) in 4 stages including earthworks, dewatering and removal of a dam, removal of trees, construction of a 2-storey Block G building, a new driveway from Clifton Street, 22 additional on site car parking spaces, landscape and stormwater drainage works and increasing the student population to 650 and staff to 60
Property description	Lot 200 DP 1209674, 2 Corcoran Street, Marsden Park (also known as 197 Garfield Road West, Marsden Park)

1 ADVISORY NOTES

1.1 Terminology

- 1.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of 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 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.
- 1.3.2 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,
 - (b) any fence, retaining wall, land excavation or filling, advertising structure,
 - (c) demolition of any existing buildings and associated structures,
 - (d) the installation of vehicular footway crossings servicing the development, and
 - (e) the use of any crane that swings over public air space. If a crane is used to construct this development that swings over public air space, separate Council approval under the Roads Act 1993 and Local Government Act 1993 is required.
- 1.3.3 If any Aboriginal objects are found during construction, work is to cease immediately. The NSW Heritage is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements of NSW

Heritage. No further works are to be undertaken on the site without the written consent of NSW Heritage.

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, then follow the "Developing Your Land" link or telephone 1300 082 746 for assistance.

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

1.4.2 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 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) is the only company that is 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 1800 810 443.

1.4.5 The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

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.

1.6 Road Damage

- 1.6.1 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.

1.7 Engineering Notes

- 1.7.1 All works requiring approval under the Roads Act 1993 (except standard vehicular crossings) or Local Government Act 1993 must be approved PRIOR to the issue of any Construction Certificate

1.8 Payment of Engineering Fees

- 1.8.1 If the applicant wishes for Council to issue the Construction Certificate as nominated in the 'Prior to Construction Certificate please:
- (a) Complete application form
 - (b) Submit all relevant plans produced by a suitably qualified person and in accordance with Council's Standards.

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:

Name	Issue	Date
DA000 – Cover Sheet	C	05.03.2024
DA001 - Proposed Site Plan	E	05.03.2024
DA004 - Existing Plan / Site Analysis	C	05.03.2024
DA005 – Site Demolition Plan	C	05.03.2024
DA010 – Block G Floor Plan - Level 1	D	05.03.2024
DA011 – Block G Floor Plan – Level 2	D	05.03.2024
DA012 – Block G Roof Plan	C	05.03.2024
DA020 – Construction Staging Plan	D	05.03.2024
DA110 – Access Plan – Block G Level 1	C	13.02.2024
DA111 – Access Plan – Block G Level 2	D	05.03.2024
DA200 – Building Elevations - Block G Sheet 1	C	05.03.2024
DA201 – Building Elevations – Block G Sheet 2	C	05.03.2024
DA220 – Building Sections – Block G Sheet 1	C	05.03.2024
DA221 – Building Sections – Block G Sheet 2	C	05.03.2024
DA300 – Materials and Finishes	C	05.03.2024
DA900 – Perspective Sheet 1	C	05.03.2024
DA901 – Perspective Sheet 2	C	05.03.2024
DA920 – Solar Studies	C	05.03.2024
2022.0504DA1-1 – Landscape Site	I	15.02.2024

Plan & Cover Sheet		
2022.0504DA1-2 – Detailed Landscape Plan (Sheet 1)	I	15.02.2024
2022.0504DA1-3 – Detailed Landscape Plan (Sheet 2)	I	15.02.2024
2022.0504DA1-4 – Detailed Landscape Plan (Sheet 3)	H	15.02.2024
2022.0504DA1-5 – Detailed Landscape Plan (Sheet 4)	H	15.02.2024
2022.0504DA1-6 – Detailed Landscape Plan (Sheet 5)	H	15.02.2024
2022.0504DA1-7 – Detailed Landscape Plan (Sheet 5)	H	15.02.2024
2022.0504DA1-8 – Landscape Detailed and Specifications Sheet	H	15.02.2024

*Unless modified by any other condition of this consent

2.2 Demountable classrooms and playing courts

- 2.2.1 This consent does not include approval of the new demountable classrooms, playing courts and cricket nets highlighted in blue on drawing No. DA001 Issue E and dated 5.3.2024.

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: Marsden Park

2.4 Services

- 2.4.1 Low voltage electricity and telecommunications services for the approved development shall be reticulated underground.

2.5 Engineering Matters

- 2.5.1 Design and Works Specification

2.5.1.1. All engineering 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 On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M

Design plans, calculations and other supporting documentations prepared in accordance with the above requirements MUST be submitted to Council with any application for Construction Certificate, Road Act 1993 or Local Government Act 1993 approval.

Any Construction Certificates issued by Private Certifiers must also be accompanied by the above documents.

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

2.5.1.2. 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.

2.5.1.3. 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.

2.5.2 Other Necessary Approvals

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

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

2.6 Other Matters

2.6.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.

2.7 Drainage Matters

2.7.1 Each year the registered proprietor/owner's corporation is to provide to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au a report outlining all non-potable water used annually and the percentage of non-potable reuse from the rainwater tank. Based on modelling it is agreed that for non-potable reuse that the rainwater tank and stormwater tank is achieving a minimum 80% non-potable water reuse from non-potable sources. The expected supply of the rainwater tank is 0.21ML/Year and the stormwater tank is 2.83ML/year.

2.7.2 The registered proprietor/lessee is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. 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 WSUD@blacktown.nsw.gov.au.

2.7.3 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Part J of DCP 2015 for the entire site in for the duration of the development:

Required percentage reductions in post development average annual load of pollutants

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	85

Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

2.8 NSW Rural Fire Service

2.8.1 Construction Standards

2.8.1.1 The proposed Block G building must be constructed to comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard – Steel Framed Construction in Bushfire Areas (incorporating amendment A – 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.

2.8.1.2 Any new Class 10b structures as defined per the National Construction Code must be non-combustible or hardwood.

2.8.2 Access – Internal Roads

2.8.2.1 Access roads for special fire protection purpose (SFPP) developments must comply with the general requirements of Table 6.8b of Planning for Bush Fire Protection 2019 and Table 3 of the November 2022 addendum to Planning for Bush Fire Protection 2019:

- Access roads must:
 - be two-wheel drive, all-weather roads;
 - provide access to all structures;
 - provide suitable turning areas in accordance with Appendix 3 of Planning for Bush Fire Protection-2019;
 - provide reasonable pedestrian access from the vehicular access to the building;
 - have a load bearing capacity and unobstructed height to permit the operation and passage of fire fighting vehicles; and
 - be wholly within the allotment except that a public road complying with above may serve as the vehicular access or part thereof.

2.8.2.2 traffic management devices are constructed to not prohibit access by emergency services vehicles; and

2.8.2.3 the one way only private internal access road is not to be less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.

2.8.3 Water and Utility Services

2.8.3.1 The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019 and Table 4 of the November 2022 addendum to Planning for Bush Fire Protection 2019:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
- hydrants are not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419;
- all above-ground water service pipes are metal, including and up to any taps;

- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
 - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
 - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in ISSC3 Guideline for Managing Vegetation Near Power Lines.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

2.8.4 General Advice – Construction Certificate Consent Authority to Note

- 2.8.4.1 In considering a construction certificate application for building work, it is a matter for the certifier to be satisfied whether the building will comply with the relevant development consent (including conditions in that development consent reflecting any general terms of approval) and the Building Code of Australia which comprises Volumes 1 and 2 of the National Construction Code 2022 (NCC 2022).
- 2.8.4.2 Compliance with Specification 43 provisions for S43C14 Vehicular access of NCC 2022 is modified by RFS in condition 5 above, as a performance-based solution to allow the proposed service road and pathways to serve as access for fire fighting operations has been accepted and therefore the requirements of Table 3 of Appendix B of Addendum 2022, of Planning for Bush Fire Protection 2019 is satisfied.

2.9 Staging of the development

- 2.9.1 Stages A-D of the development might be carried out individually, sequentially or as concurrent multiple projects all in one stage including subsequent Construction Certificate staging. Each stage must comply with all relevant conditions of this consent.

3 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

3.1 DA Plan Consistency

- 3.1.1 A Construction Certificate for the proposed development shall only be issued when the accompanying plans, specifications and/or details are consistent with the approved Development Application design plans.

3.2 Footpath/Road Condition Assessment Fee

- 3.2.1 A footpath/road condition assessment fee is to be paid prior to the issue of any Construction Certificate. The applicable fee will be charged in accordance with Council's Goods and Services Pricing Schedule.

Council will undertake an initial inspection of civil assets outside the development site. The applicant will be held liable for any damage arising from construction activities. Council will undertake reinstatement works and recover the costs from the applicant, which will be charged in accordance with Council's current Goods and Services Pricing Schedule in effect at the time of the work.

4 PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)

4.1 Access/Parking

- 4.1.1 A minimum of 84 car parking spaces are required to be shown on the plans to be provided on site and are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1.
- 4.1.2 The design of the car parking area is to ensure that all vehicles must enter and leave the development in a forward direction.
- 4.1.3 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6 and AS1428.1 - 2009.
- 4.1.4 The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) are to be designed in accordance with Australian Standard 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicles.

4.2 Site Contamination

- 4.2.1 Prior to the release of any building construction certificate, a qualified environmental consultant is to validate the site as suitable for school development and accessible soils in accordance with the strict residential use criteria as set out in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 as amended 2013.

4.3 Endeavour Energy “Notification of Arrangement” Certificate

- 4.3.1 The following documentary evidence shall accompany any Construction Certificate:
A “Notification of Arrangement” Certificate from Endeavour Energy, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.

5 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

5.1 Building Code of Australia Compliance

- 5.1.1 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).

5.2 Site Works and Drainage

- 5.2.1 Any required retaining wall(s) and/or other effective method to retain excavated or filled ground (not being Exempt Development under an environmental planning instrument), not included on this development consent must be endorsed by a separate Development consent or Complying Development Certificate prior to any Construction Certificate being issued.

- 5.2.2 Soil erosion and sediment control measures shall be designed in accordance with Council's Soil Erosion and Sediment Control Policy. Details shall accompany any Construction Certificate.

6 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

6.1 General

- 6.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.
- 6.1.2 The engineering drawings referred to below are not for construction. The Construction Certificate drawings shall be generally in accordance with the approved drawings and conditions of consent. Any significant variation to the design shall require a section 4.55 application

Construction Certificate plans shall be generally in accordance with the following drawings and relevant Consent conditions:

Prepared By	Project No.	Drawing No.	Revision	Dated	TRIM Reference
Henry & Hymas	21H50	C000 to SE02	04	2023-07-12	D23/426186

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

- i. Surface runoff from the new paved driveway shall be collected and drained via pits and pipes to the stormwater network.
- ii. Drainage Section:
 - a. Amended engineering stormwater drawings are required from Henry & Hymas and be generally in accordance with drawing number 21H50-D5-7_C000 Rev 04, 21H50-D5-7_C010 Rev 04, 21H50-D5-7_C101 Rev 05, 21H50-D5-7_C102 Rev 05, 21H50-D5-7_C103 Rev 05, 21H50-D5-7_C104 Rev 05, 21H50-D5-7_C110 Rev 05, 21H50-D5-7_C111 Rev 05, 21H50-D5-7_C200 Rev 04, 21H50-D5-7_C201 Rev 04, 21H50-D5-7_C202 Rev 04, 21H50-D5-7_C220 Rev 05, 21H50-D5-7_C221 Rev 01, 21H50-D5-7_C251 Rev 05. addressing the following items:
 - i. The stormwater plans shall be amended to reflect the approved architectural plans
 - ii. Detail confined space entry warning signs on the drainage plans adjacent to all entries into the OSD tank and rainwater tanks in accordance with Council's Engineering Guide for Development 2005.
 - iii. All proposed stormwater pipes shall have a 1% minimum fall gravity grade.
 - iv. For OSD1, the outlet from the filtration unit shall be connected directly to the overflow pit.
 - b. A Chartered Engineer, registered with NER, is to certify that the water from the rainwater Tank and stormwater tanks used for irrigation and toilet flushing after application of all necessary treatment meets the criteria for the appropriate level in table 6.4 of *Managing Urban Stormwater: harvesting and reuse* by the Department of Environment and Conservation NSW Dec 2006 and is of a standard appropriate for its intended use. Where UV disinfection is required, a designer experienced in the use of UV treatment, is to provide details of the system arrangement. The arrangement is to include the size and configuration of

- UV lamps required, level of filtration as pre-treatment, together with design flowrate. Provide maintenance details.
- c. The proposed 20kL rainwater tank, 200 kL stormwater tank 51 ocean guards, two on site detention tanks, and 38x690 ZPG filters shall not be replaced with other product or smaller size unit.
 - d. Provide details for permanent coloured interpretive signage minimum A2 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 are to be generally in accordance with Section 14 of Council's WSUD developer handbook and be approved by Council.
 - e. An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses. Such use includes landscape watering, washdown and all toilet flushing 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
 - iii. A solenoid-controlled mains water bypass
 - iv. **Flow meters** on the solenoid-controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse
 - v. An inline filter and preferably an automatic backwash inline filter
 - vi. A control panel with warning light to indicate pump failure.
 - vii. Provision of external taps at a rate of one tap for each 150 m2 of landscape area (not turfed areas) that require watering evenly spread across the site for landscape watering or wash down and to be supplied from the rainwater tank.
 - viii. Connection of all proposed toilets to the rainwater tank.
 - ix. Provision of a minimum rainwater tank size of 20 kL below overflow, servicing all toilets and 200 kL stormwater tank/s servicing landscaping/washdown.
 - x. Ensuring all the rainwater reuse pipes and taps are coloured purple.
 - xi. Rainwater warning signs are fitted to all external taps using rainwater
 - xii. All rainwater reuse taps are to be lockable or have removable handles
 - f. Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings or other requirements are:
 - i. 4 star dual-flush toilets;
 - ii. 3 star showerheads;

- iii. 5 star taps (for all taps other than bath outlets and garden taps);
- iv. 3 star water efficient washing machines and dishwashers are to be specified.

6.2 Construction Certificate Requirements

6.2.1 Under the *Environmental Planning and Assessment Act 1979* a Construction Certificate is required. These works include but are not limited to the following:

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks

The above requirements are further outlined in this section of the consent.

6.3 Roads Act Requirements

6.3.1 Under *Section 138 of the Roads Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within Council's road reserve
- Kerb inlet pit connections or construction
- Vehicular crossings

The above requirements are further outlined in this section of the consent.

6.4 Other Engineering Requirements

6.4.1 If the estimated cost is \$250,000 or greater proof of long service levy payment is required.

6.4.2 Any ancillary works undertaken shall be at no cost to Council.

6.4.3 Submit written permission from the affected property owner for any works proposed on adjoining land.

6.4.4 Submit written evidence from Sydney Water (where relevant) indicating compliance with all necessary requirements.

6.4.5 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.

6.5 Roads

6.5.1 Submit a traffic management plan (TMP) including but not limited to a Traffic Control Plan (TCP) and Pedestrian Management Plan, for any works within public road reserves. The TCP shall be approved, signed and dated by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card.

6.5.2 Indicate the replacement of any redundant layback and footway crossing with Council's standard kerb and gutter. The footway area shall be restored with turf in accordance with Council's specifications.

6.6 Drainage

6.6.1 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 Clifton Road.

6.6.2 Where the internal driveway cannot be drained to an internal pit a grated trench drain shall be provided at the property boundary.

6.7 Erosion and Sediment Control

- 6.7.1 Provide a sediment and erosion control plan in accordance with Council's Soil Erosion and Sediment Control Policy and Engineering Guide for Development.

6.8 Earthworks

- 6.8.1 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.
- 6.8.2 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

6.9 On-Site Detention

- 6.9.1 On-site detention system shall be designed in accordance with the parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements - Sheet 20.

6.10 Stormwater Quality Control

- 6.10.1 Stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP Part J - Water Sensitive Urban Design and Integrated Water Cycle Management

6.11 Vehicular Crossings

- 6.11.1 Plans to demonstrate the construction a commercial and industrial vehicular crossing to Council's standard A(BS)103S.

7 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

- 7.1 Prepare and submit to Council a Construction Environmental Management Plan (to include at minimum: the noise and vibration control, proposed schedule of works and hours of works, sediment and erosion control, dust control, salinity management plan, proposed means of controlling any activity that could potentially cause a pollution incident as defined by the Protection of the Environment Operations Act 1997).
- 7.2 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.
- 7.3 Areas identified as being contaminated as per Detailed Site Investigation, prepared by Epic Environmental dated 2 November 2022 shall be remediated in accordance with an approved Remediation Action Plan. This includes the area identified as TP99. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;
- o NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites (2020)
 - o NSW Environment Protection Authority's Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation) (2020).
 - o NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017)
 - o National Environment Protection Council (NEPC) 1999 National Environment Protection (Assessment of Site Contamination Measure) as amended 2013

- o NSW Environment Protection Authority's Waste Classification Guidelines, Part 1: Classifying Waste (2014)

7.4 In accordance with section 68 of the Local Government Act 1993 an 'Application for Approval to Install, Construct or Alter a Septic Tank or Sewage Management System' shall be submitted to Council for consideration. Approval must be obtained prior to construction work commencing.

7.5 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Waste and disposed of at a facility that may lawfully accept the waste.

7.6 Noise and Construction Management Plan

7.6.1 A noise and construction management plan to control the dust from dam removal and of the school building shall be submitted to Council prior to the issue of a Construction Certificate.

8 PRIOR TO DEVELOPMENT WORKS COMMENCING

8.1 Safety/Health/Amenity

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

Each toilet provided shall be:

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

8.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with the Environmental Planning and Assessment Regulation 2021 indicating:

- (a) the name, address and telephone number of the principal certifier 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.

8.1.3 Should the development work:

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

- 8.1.4 Soil erosion and sediment control measures shall be provided in accordance with Council's Soil Erosion and Sediment Control Policy.
- 8.1.5 All soil erosion and sedimentation control measures indicated in the documentation accompanying the Construction Certificate shall be installed prior to the commencement of development works.
- 8.1.6 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 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided as a minimum.
- 8.1.7 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.
- 8.1.8 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 Certificate, 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.

8.2 Notification to Council

- 8.2.1 The person having the benefit of this consent shall, at least 2 days prior to work commencing on site, submit to Council a notice under Section 57 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 indicating details of the appointed Principal Certifier and the date construction work is proposed to commence.

8.3 Sydney Water Authorisation

- 8.3.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifier 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 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 must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

9 PRIOR TO DEMOLITION, CONSTRUCTION AND SITE WORKS (NATURAL AREAS)

9.1 Tree Protection Fencing

- 9.1.1 Prior to any works commencing on site temporary Bushland Protection Fencing must be in place around all groups of trees to be retained i.e. excluding only the 6 trees that have been approved for removal for Block G.
- 9.1.2 The temporary fences are to be minimum chain-wire fence or similar and be suitable to restrict unauthorised entry.
- 9.1.3 The temporary fence is to stop the following occurring:
 - o Stockpiling of materials within the root zones of trees to be retained
 - o Placement of fill within the root zones of trees to be retained.
 - o Parking of vehicles within the root zones of trees to be retained.
 - o Compaction of soil within the root zones of trees to be retained.
 - o Cement washout and other chemical or fuel contaminants within the root zones of trees to be retained.
- 9.1.4 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 DEMOLITION, CONSTRUCTION AND SITE WORKS (NATURAL AREAS)

10.1 Dam Dewatering Plan

- 10.1.1 The approved Dam Dewatering Plan prepared by Ecological dated 7 June 2022 must be complied with.
- 10.1.2 All activities are to be compliant with licencing requirements and ANZECC guidelines, with particular reference to discharge limits, monitoring and notification of potential pollution incidents
- 10.1.3 Prior to any work commencing, an Aquatic Ecologist is to be appointed and their details (name, qualifications, phone and email) provided to Council.
- 10.1.4 An Aquatic Ecologist is to be present during all Dam Dewatering
- 10.1.5 If the Aquatic Ecologist is replaced, Council is to be notified in writing of the reason and the details of the new Project Ecologist within 7 days.
- 10.1.6 Within 7 days of the works, the aquatic ecologist is to provide a report on the works, including tallies of species relocated and euthanased, to Council through the Natural Areas Team

11 DURING CONSTRUCTION (BUILDING)

11.1 Safety/Health/Amenity

- 11.1.1 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.

- 11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Section 70 of the Environmental Planning and Assessment Regulation 2021 indicating:
- (a) the name, address and telephone number of the principal certifier 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.
- 11.1.3 Should the development work:
- (a) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (b) involves the enclosure of a public place,
- the required hoarding, awning or protective barrier shall be maintained between the land and the public place.
- The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.
- 11.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.
- 11.1.5 A single vehicle/plant access to the land shall be maintained to minimise ground disturbance and transport of soil onto any public place. Such access shall be maintained in accordance with the requirements of Appendix "F" of Council's Soil Erosion and Sediment Control Policy. As a minimum, single sized 40 mm or larger aggregate placed 150 mm deep, and extending from the street kerb/road shoulder to the land shall be provided.
- 11.1.6 Any excavation and/or backfilling associated with the ongoing development 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.
- 11.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.
- 11.2 Building Code of Australia Compliance**
- 11.2.1 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.
- 11.3 Surveys**
- 11.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Principal Certifier to verify the approved position of each structure in relation to the property boundaries.
- 11.4 Nuisance Control**
- 11.4.1 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

11.5 Waste Control

- 11.5.1 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.

12 DURING EARTHWORKS (ENVIRONMENTAL HEALTH)

- 12.1 Any materials to be imported to the site, the soil must be assessed by a qualified environmental consultant, prior to importation, to ensure suitability for the proposed use. The imported fill should either be Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM).
- 12.2 Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014)
- 12.3 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 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014)
- 12.4 It should be noted that as there is no mechanism, other than an Environmental Protection License issued by the NSW EPA by which approval can be given for any controlled discharge of water from the site, any controlled discharge from a sediment basin into a local waterway is done so at the developers own risk, and once the water has been treated, dewatering should be undertaken immediately to ensure the basin can accommodate further rainfall events.
- 12.5 A Construction Environment Management Plan should be in place and must include specific advice on how water treatment and dewatering will be undertaken in accordance with the Blue Book, as well as demonstrating the discharged water complies with ANZECC water quality guidelines.
- 12.6 When the basin is required to be pumped out, the necessary dosing must occur within 24 hours of the conclusion of each storm event and the basin must be drained within 36 to 48 hours if gypsum is used.
- 12.7 Council's Environmental Health Section must be notified prior to 4pm on the business day prior to any controlled discharge from any temporary drainage basin outside of standard business hours (9am to 5pm, Monday to Friday), or, 1 hour prior to any controlled discharge from any temporary drainage basin during standard business hours.
- 12.8 Any water discharging from the premises is to be sampled at 30-minute intervals from the discharge point for the entire period that water is leaving the site.
- 12.9 If any sample is recorded above the parameters in the plan, the discharge will need to cease immediately and Council's Environmental Health Section must be notified by telephone at the time of detection and followed up in writing.
- 12.10 If no adverse results are identified that require immediate notification the results must still be submitted to Council's Environmental Health Section at the completion of the required controlled discharges.

13 DURING CONSTRUCTION (ENGINEERING)

13.1 Notification of Works

- 13.1.1 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 5 business days prior to commencement of engineering works.
- 13.1.2 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.

13.2 Insurances

- 13.2.1 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 Indemnity and Workers Compensation.

13.3 Service Authority Approvals

- 13.3.1 Prior to the commencement for construction of footway crossings and driveways a clearance shall be obtained from the relevant telecommunications carriers and Endeavour Energy. The clearance shall notify that all necessary ducts have been provided under the proposed crossing.

13.4 Boundary Levels

- 13.4.1 Any construction at the property boundary, including but not limited to fences, retaining walls and driveways shall not be carried out until boundary alignment levels have been fixed.

13.5 Tree Protection and Preservation

- 13.5.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.
- 13.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.
- 13.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.
- 13.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council's direction, this work must be generally undertaken by a qualified Arborist.

13.6 Soil Erosion and Sediment Control Measures

- 13.6.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.

- 13.6.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.
- 13.6.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

13.7 Filling of Land and Compaction Requirements

- 13.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.
- 13.7.2 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.
- 13.7.3 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.
- 13.7.4 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.
- 13.7.5 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.
- 13.7.6 Trucks transporting cut and fill must have their loads covered and provisions of "shaker pads" and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.
- 13.7.7 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

13.8 Filling in Contaminated Land

- 13.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.
- 13.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.

- 13.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

13.9 Inspection of Engineering Works - Environmental Planning and Assessment Act 1979.

- 13.9.1 Comprehensive inspection compliance certificate(s) to be issued for all engineering works required by this consent and the approved construction certificate. The inspection compliance certificate(s) can only be issued by Council or an accredited certifier, under Part 4A of the Environmental Planning and Assessment Act 1979 as amended. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

Where Council is appointed as the Principal Certifier for the development, compliance certificates issued by accredited certifiers in lieu of Council inspections will only be accepted by prior agreement or by Council request. All compliance certificate(s) must certify that the relevant work has been completed in accordance with the pertinent Notice of Determination / Development Consent and Construction Certificate.

13.10 Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993

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

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, 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).

13.11 Public Safety

- 13.11.1 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.

13.12 Site Security

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

13.13 Traffic Control

- 13.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Roads and Maritime Services (RMS) Work Zone Traffic Management Plan accreditation and photo card 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 - 2009.
- 13.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Roads and Maritime Services (RMS) accreditation and photo card to implement Traffic Control Plans.
- 13.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Roads and Maritime Services (RMS) Traffic Controller accreditation and photo card and carry it with them.

- 13.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Roads and Maritime Services (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 - 2009.
- 13.13.5 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 person who holds a current Roads and Maritime Services (RMS) accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2009 and the current version of the RMS Traffic Control at Work Sites manual and shall be submitted to Council prior to implementation.

13.14 Other Matters

- 13.14.1 A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to certify that all toilets are capable of being supplied by rainwater and that there is no cross mixing, or cross contamination with the potable water supply.

14 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

- 14.1 The recommendations made in the Block G DA Noise Assessment, prepared by Spoke Acoustics Pty Ltd dated February 2024, are to be implemented and completed as outlined below:

- Final plant selection is to be reviewed during detailed design to ensure it complies with the following noise criteria of 48 dBA for existing receivers and 58 dBA for future receivers. Noise levels should include future allowance for other future mechanical plant in other stages of the master plan.
- Consideration of the indicative building materials in Table 9 of the report or alternatives with equivalent traffic noise reduction performance. Note these indicative materials and noise levels may be reviewed during detailed design. The outcome of any review should ensure the noise criteria are met following specification of final internal finishes and materials.

- 14.2 Any new information during construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to Blacktown City Council.

15 PRIOR TO OCCUPATION CERTIFICATE

15.1 Compliance with Conditions

- 15.1.1 An Occupation Certificate shall not be issued until such time as 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.
- 15.1.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.9 of the Environmental Planning and Assessment Act 1979.

15.2 Fire Safety Certificate

- 15.2.1 A final fire safety certificate complying with Section 41 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 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).

15.3 Road Damage

- 15.3.1 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.

15.4 Service Authorities

- 15.4.1 The applicant shall obtain a Trade Waste Approval from the Sydney Water Corporation Limited in relation to any discharges to the Corporation's sewerage system.
- 15.4.2 A final written clearance shall be obtained from Sydney Water Corporation, Energy provider and Telstra (or any other recognised communication carrier) if such clearance (in the form of a Section 73 Certificate, Notification of Arrangement, etc.) has not previously been issued.

15.5 Temporary Facilities Removal

- 15.5.1 Any temporary facilities provided during construction and/or development works shall be removed from the land prior to the issue of an Occupation Certificate.

15.6 Fee Payment

- 15.6.1 Any fee payable to Council as part of a Construction, Compliance or Occupation Certificate or inspection associated with the development (including the registration of privately issued certificates) shall be paid in full.

15.7 Engineering Matters

15.7.1 Surveys/Certificates/Works As Executed plans

- 15.7.1.1 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 colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.
- 15.7.1.2 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished floor levels (FFL) required by this consent have been achieved. The certificate must acknowledge that works and the construction of the floors have been complete. All levels must be to Australian Height Datum (AHD).
- 15.7.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).
- 15.7.1.4 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.
- 15.7.1.5 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.

- 15.7.1.6 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.
- 15.7.1.7 This development requires separate approvals under the Roads Act 1993. Prior to the issue of an Occupation Certificate, the applicant must obtain written confirmation from Council that these works have been completed to its satisfaction.
- 15.7.1.8 A Chartered Civil Engineer registered with NER, is to certify that:
- a) All the requirements of the approved drainage plans have been undertaken;
 - b) A minimum 20 m³ below overflow rainwater tank/s has been provided collecting roof water from a minimum 800 m² of roof area.
 - c) A minimum 200 m³ stormwater tank
 - d) a minimum detention storage of 450 m³ for OSD 1 in accordance with the approved plans.
 - e) a minimum detention storage of 815 m³ for OSD 2 in accordance with the approved plans.
 - f) Installation of orifice plates and trash screens
 - g) The interpretative water quality sign is correctly installed
 - h) All (other) signage and warning notices have been correctly installed.
- 15.7.1.9 A plumber licensed with NSW Fair Trading, or experienced chartered hydraulic engineer, is to certify that:
- a) All the requirements of the detailed Non-Potable Water Supply and Irrigation Plan have been installed to the required locations.
 - b) The pumps, alarms and all other systems are working correctly.
 - c) The flow meters have been installed on the pumps outflow and the solenoid-controlled mains water bypass to determine non-potable usage and actual percentage of reuse.
 - d) The initial flow meters readings are detailed in the certificate.
 - e) All toilets are supplied by 20 kL rainwater tank.
 - f) External taps at a rate of one tap for each 150 m² of landscape area that require watering evenly spread across the site for landscape watering or washdown and be connected to the 200kL stormwater tank.
 - g) The water from two toilet and three external tap have been tested to show no chlorine residual.
 - h) Rainwater warning signs are fitted to all external taps using rainwater.
 - i) All rainwater reuse taps are either locked, or have removable handles with handles removed.
 - j) A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au
- 15.7.1.10 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings or other requirements are:
- a) 4 star dual-flush toilets;

- b) 3 star showerheads;
- c) 5 star taps (for all taps other than bath outlets and garden taps);
- d) 3 star Water efficient washing machines and dishwashers have been used

15.7.2 Easements/Restrictions/Positive Covenants

- 15.7.2.1 Any covenant(s) 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 covenants, easements and restrictions as accepted by NSW Land Registry Services.
- 15.7.2.2 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.
- 15.7.2.3 Prior to the issue of the Occupation certificate, the applicant shall submit to Council documentation that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system installed on the property. The documentation is to include the final version of the Stormwater management report and certified and signed stormwater Works-as-executed plans.
- 15.7.2.4 Prior to the issue of the Occupation certificate, the Applicant shall provide a Maintenance schedule for the WSUD system installed on the property. The Maintenance schedule is to be prepared in accordance with the Maintenance schedule template and WSUD inspection and maintenance guidelines available on Council's website. The Applicant shall submit the Maintenance schedule to Council for approval.
- 15.7.2.5 Prior to the issue of the Occupation certificate, the applicant shall provide a Positive covenant and Restriction on the use of land over the WSUD system installed on the property. The Positive covenant and Restriction on the use of land is to be accordance with Appendix F of Council's Engineering Guide for Development. The Positive covenant and Restriction on the use of land is to be endorsed by Council and lodged with New South Wales Land Registry Services. The applicant shall submit documentary evidence of the lodgement and execution of the Positive covenant and Restriction on the use of land to Council prior to the issue of the final Occupation certificate.

15.7.3 Inspections

- 15.7.3.1 Any additional Council inspections beyond the scope of any Compliance Certificate package and needed to verify full compliance with the terms of this consent will be charged at the individual inspection rate nominated in Council's Fees and Charges Schedule.

15.7.4 Maintenance

- 15.7.4.1 The Applicant shall enter into a Maintenance Agreement with a maintenance contractor for the WSUD system installed on the property. The Maintenance Agreement is to be in accordance with the Maintenance schedule approved by Council. The maintenance contractor is to possess the qualifications and licences, if any, required to undertake the maintenance works in accordance with Council and New South Wales policy and legislation.

The Maintenance Agreement must be maintained for the life of the development. The Applicant shall submit a copy of the executed Maintenance agreement to Council for approval. The Maintenance Agreement can be replaced with an alternative Maintenance Agreement of the same or better standard. In the event that the Applicant enters into a replacement Maintenance Agreement the Applicant must, as soon as practically possible, forward a copy to Council.

15.8 Landscape Plan

- 15.8.1 The approved Landscape Plan by TGS Landscape Architects dated 15 February 2024 is to be implemented.
- 15.8.2 At the completion of landscape works, a qualified landscape architect shall submit to the Certifying Authority a Landscape Compliance Report. This report shall certify shrub and tree species, pot size, and planting densities and landscape area setout comply with approved documentation and practical completion of the landscaping works has occurred. This report shall certify any required street trees are planted specifically as per the nominated locations on the approved documentation and these conditions. The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

15.9 Service Authorities

- 15.9.1 A final written clearance shall be obtained from Sydney Water Corporation, Energy provider and Telstra (or any other recognised communication carrier) if such clearance (in the form of a Section 73 Certificate, Notification of Arrangement, etc.) has not previously been issued.
- 15.9.2 The following documentary evidence shall be obtained and forwarded to the Principal Certifier prior to the release of any Occupation Certificate:
- (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, then follow the "Developing Your Land" link or telephone 13 20 92 for assistance. Following application a "Notice of Requirements" will advise of water and sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design. A copy of Sydney Water's Notice of Requirements must be submitted to the Principal Certifier to the Construction Certificate being issued. The Section 73 Certificate must be submitted to the Principal Certifier prior to the occupation of the development/release of the plan of subdivision, whichever occurs first.
 - (b) A "Notification of Arrangement" Certificate from energy provider, or any other recognised energy provider, stating that arrangements have been made with the servicing 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.

15.10 Landscaping/Car Parking

- 15.10.1 All landscaping shall be completed in accordance with approved landscaping design plan. All turfed areas shall be finished level with adjoining surfaces and graded to approved points of drainage discharge.
- 15.10.2 Off-street car parking shall be encouraged by the installation of appropriate, permanent and prominent signs indicating its availability.
- 15.10.3 All common open space areas and internal driveways shall be appropriately illuminated by the use of bollard lighting or the like to provide for the safety and convenience of occupants and other people resorting to the land at night.
- 15.10.4 All power boards should be housed within a locked cabinet to restrict tampering with the power supply. The lock set must be approved by the electricity authority.
- 15.10.5 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.
- 15.10.6 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.
- 15.10.7 All required internal driveways and car parking spaces shall be line-marked, sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.
- 15.10.8 Any future substation or other utility installation required to service the approved development shall not under any circumstances be sited on future or existing Council land, including road reservations and/or public or drainage reserves.

15.11 Temporary Facilities Removal

- 15.11.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 15.11.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 15.11.3 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.
- 15.11.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 15.11.5 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.

15.12 Other Matters

- 15.12.1 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 an Environmental Planning Instrument), together with any associated groundwater drainage system, shall be constructed and/or provided in accordance with the plans attached to the Construction Certificate.

15.13 Emergency Procedures

- 15.13.1 Instructions concerning procedures to be adopted in the event of an emergency shall be clearly displayed on the premises for both public and staff information at all times to the satisfaction of Council.

15.14 Emergency and Evacuation Planning Assessment

15.14.1 A Bush Fire Emergency Management and Evacuation Plan is prepared consistently with:

- the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
- NSW RFS Schools Program Guide; and
- Australian Standard AS 3745:2010 Planning for emergencies in facilities.

Note: The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants. A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development. An Emergency Planning Committee needs to be established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual. Detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745:2010 are to be clearly displayed, and an annual emergency evacuation exercise is to be conducted.

15.15 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the 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.

15.16 Noise Verification Report

15.16.1 A noise verification report shall be prepared and submitted to Council to ensure that all the recommendations of the report have been met.

16 OPERATIONAL (PLANNING)

16.1 Access/Parking

16.1.1 All required off-street car parking spaces and internal driveways shall be maintained to a standard suitable for the intended purpose.

16.1.2 All loading and unloading operations shall take place at all times wholly within the confines of the land.

16.1.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.

16.1.4 A minimum of 84 car parking spaces are required to be provided on site.

16.2 Specific Uses

16.2.1 The approved use as an Education Establishment shall comply with the definition within the Blacktown Local Environmental Plan 2015.

16.3 Numbers of student and staff

16.3.1 The maximum number of students is 650 and staff is 60.

16.4 Landscaping

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

16.5 Lighting and Security

- 16.5.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 16.5.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 16.5.3 The maintenance of all external lighting is to be managed by way of an annual service agreement to ensure the security of the building and persons within are not compromised from dark or uncontrolled public areas.

16.6 Crime Prevention Through Environmental Design

- 16.6.1 Vandal proof and security lighting, CCTV and security measures endorsed by this consent shall be met and maintained at all times.

16.7 Plan of Management for the operation of the car park and pick up and drop off

- 16.7.1 A Plan of Management for the operation of the car park and pick up and drop off of the students is to be prepared and implemented and is to be monitored and enforced by the Principal of the school.

17 OPERATIONAL (ENVIRONMENTAL HEALTH)

- 17.1 A Noise Management Plan is to be implemented for the School and is to be monitored and enforced by the Principal of the school. The Management Plan is to include provisions that:
 - o Demonstrates how the chosen noise criteria for the school will be adhered to
 - i. Ensure children are supervised at all times to minimise noise generated by children.
 - ii. Procedure to minimise carpark noise.
 - iii. Install a contact phone number at the front of the centre so that any complaints regarding school operation can be made.
 - iv. Initiate a complaint handling procedure.
- 17.2 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the 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.
- 17.3 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the Department of Environment and Conservation's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration.
- 17.4 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.
- 17.5 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.

- 17.6** 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.
- 17.7** The wastewater from the school's waste storage tank shall be pumped out every 6 days.
- 17.8** The ongoing management of the area containing the elevated Zinc shall be in perpetuity.

18 OPERATIONAL (ENGINEERING)

18.1 Drainage Matters

- 18.1.1** Each year the registered proprietor/owner's corporation is to provide to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au a report outlining all non-potable water used annually and the percentage of non-potable reuse from the rainwater tank. Based on modelling it is agreed that for non-potable reuse that the rainwater tank and stormwater tank is achieving a minimum 80% non-potable water reuse from non-potable sources. The expected supply of the rainwater tank is 0.21ML/Year and the stormwater tank is 2.83ML/year.
- 18.1.2** The registered proprietor/lessee is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. 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 WSUD@blacktown.nsw.gov.au.
- 18.1.3** The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets of Part J of DCP 2015 for the entire site in for the duration of the development:

Required percentage reductions in post development average annual load of pollutants

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

19 OPERATIONAL (NSW RURAL FIRE SERVICE)

19.1.1 Asset Protection Zones

- 19.1.1.1** From the commencement of building works and in perpetuity, the entire property must be managed as an inner protection area in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019:
- Tree canopy cover should be less than 15% at maturity;
 - Trees at maturity should not touch or overhang the building;
 - Lower limbs should be removed up to a height of 2 m above the ground;
 - Tree canopies should be separated by 2 to 5 m;
 - Preference should be given to smooth-barked and evergreen trees;
 - Large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;

- Shrubs should not be located under trees;
- Shrubs should not form more than 10% ground cover;
- Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- Grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height);
- Leaves and vegetation debris are removed regularly.

19.1.1.2 Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.