DA-24-00001 - Construction of Nirimba Fields Public School – Triton Parade, Nirimba Fields

Assessment report to

Sydney Central City Planning Panel

Panel reference: PPSSCC-522

Development application

DA number	DA-24-00001	**Date of lodgement**	29 January 2024
Applicant	Barry Hayes - NSW Department of Education		
Owner	Minister for Education and Early Learning		
Proposed development	Site preparation works and construction of Nirimba Fields Public School with capacity for 1,000 students in 3 stages, including construction of buildings, car parking, outdoor play areas, building identification signage, landscaping and associated civil works.		
Street address	Triton Parade, Nirimba Fields		
Notification period	24 February to 6 March 2024	**Number of submissions**	Nil

Assessment

Panel criteria Schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021	• Crown development with a capital investment value exceeding $5 million (CIV $49,389,602)
Relevant section 4.15(1)(a) matters	• State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Precincts - Central River City) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Draft State Environmental Planning Policy (Environment) • Draft State Environmental Planning Policy (Remediation of Land) • Blacktown Local Strategic Planning Statement 2020 • Central City District Plan 2018.
Report prepared by	Samuel Vance
Report date	10 October 2024
Recommendation	Granting of a Deferred Commencement Consent

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)?	Yes
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 [1.2.1 - 1 page]
2 Attachment 2 Aerial image [1.2.2 - 1 page]
3 Attachment 3 Zoning extract [1.2.3 - 1 page]
4 Attachment 4 Detailed information about proposal and submissions [1.2.4 - 11 pages]
5 Attachment 5 Development plans [1.2.5 - 1 page]
6 Attachment 6 Assessment against planning controls [1.2.6 - 9 pages]
7 Attachment 7 Draft Conditions [1.2.7 - 28 pages]
8 Attachment 8 Previous Section B Site Audit Statement [1.2.8 - 100 pages]
9 Attachment 9 Applicants comments on conditions [1.2.9 - 13 pages]

1 Executive summary

1.1 The key issues that need to be considered by the Panel in respect of this application are:

- The site is within the former Department of Defence Schofields Aerodrome, at which per- and polyfluoroalkyl substances (**PFAS**) were historically used. The former Aerodrome has undergone earthworks and development, which included the relocation of PFAS contaminated soil to a material emplacement area (MEA). A portion of the subject site is located directly above the MEA. Usually in order to make planning decisions in relation to the potentially contaminated land such as this site, Council would require a Section A Site Audit Statement issued by an EPA Accredited Site Auditor that certifies that the site is suitable for its proposed used. Council has not received this.
- On this basis, Council has recommended the issuing of a deferred commencement consent, with deferred commencement conditions requiring:
    - The provision of a Section A1 Site Audit Statement over the site before the development consent is activated. In their response to Council's draft conditions, the applicant has agreed to provide this statement, and
    - The provision of a PFAS Emplacement Area Future Works Plan, specifying that there must be no excavation or intrusive works in the PFAS material emplacement area (MEA) except in compliance with requirements specified in the conditions of consent. In their responses to Council's draft conditions, the applicant has agreed to provide this plan.

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 deferred commencement consent including conditions listed in attachment 7.

2 Location

2.1 The site is located adjacent to the existing temporary Nirimba Fields Public School, within the Akuna Vista estate. Akuna Vista estate is a Defence Housing Australia project that will ultimately include residential development, parklands, commercial development, roads, drainage and environmental conservation land.

2.2 Schofields Railway Station is located approximately 1 km to the north, and Western Sydney Institute of TAFE and a Western Sydney University campus are located 900 m and 1.2 km south of the site.

2.3 The site is zoned SP2 - Educational Establishment under State Environmental Planning Policy (Precincts - Central River City) 2021. To the immediate north is land zoned B2 - Local Centre and RE1 - Public Recreation featuring a nearly completed local park with an area of 5,748 m². Land to the east is zoned R2 - Low Density Residential, which is characterised by its ongoing transition to residential development, and land to the west and south is zoned RE1 Public Recreation for a future active and passive recreation precinct of over 12 hectares.

2.4 The location of the site is shown at attachment 1.

3 Site description

3.1 The site is legally known as Lot 1 DP 1285594, Triton Parade, Nirimba Fields.

3.2 The site is a regular shaped lot, located on the corner of Triton Parade and Nabthorpe Parade. The site has a total area of 2.003 ha, with frontage to Triton Parade of approximately 167 m and Nabthorpe Parade of 120 m.

3.3 An aerial image of the site and surrounding area is at attachment 2.

4 Background

4.1 Between 1942 and 1975, the site was used as a training base and airfield by the Royal Australian Air Force and the Royal Australian Navy. The site included runways, repair stores, sleeping huts, offices, sewerage treatment plant, machine gun test butt and a fire training area. Aqueous film forming foam (a per- and poly-fluoroalkyl substance (PFAS)) was used for firefighting purpose at the former fire training area.

4.2 The site was rezoned on 11 May 2012 from 'Rural' under former Blacktown Local Environmental Plan 1988 to the current zoning, now under State Environmental Planning Policy (Precincts - Central River City) 2021.

4.3 Earthworks, drainage, infrastructure and ancillary works to establish Akuna Vista estate were approved via DA-15-00999 on 21 April 2017, allowing for the site to be cleared, levelled and filled as necessary.

4.4 Land for acquisition, including this site, the adjacent RE1 zoned land and the SP2 Drainage land to the west was subdivided via DA-19-01497.

4.5 The land was excised from that larger 84 hectares holding on 30 June 2022 as exempt development, to reflect the zoning of the land (SP2 Educational Establishment).

4.6 Construction of the temporary educational establishment for 419 students, including construction of a car parking area for 17 vehicles and associated site preparation works, traffic safety measures and landscaping was approved by the Sydney Central City Planning Panel on 18 September 2023. This temporary approval will lapse and the temporary school facilities must be removed by 31 December 2027.

4.7 The zoning plan for the site and surrounds is at attachment 3.

5 The proposal

5.1 The development application was lodged by the Department of Education on 29 January 2024. As this development application is for Crown development having a capital investment value of over $5 million, Council is responsible for the assessment and determination of the application is to be made by the Sydney Central City Planning Panel.

5.2 The applicant proposes the construction of the Nirimba Fields Public School over 3 stages, being:

- Stage 1 - construction of permanent school facilities (with the exception of the area currently occupied by the temporary school), including site establishment works, commissioning and operation of new facilities.
- Stage 2 - decommissioning and removal of the temporary school and retention of the existing car park.
- Stage 3 - completion of remaining landscaping and carpark associated with the permanent school and completion of the overall development.

5.3 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
- Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
    - Chapter 2 Vegetation in non-rural areas
    - Chapter 6 Water catchments
- State Environmental Planning Policy (Industry and Employment) 2021
    - Chapter 3 Advertising and signage
- State Environmental Planning Policy (Planning Systems) 2021
    - Part 2.4 Regionally significant development
    - Schedule 6 - Crown development over $5 million
- State Environmental Planning Policy (Precincts - Central River City) 2021
    - Chapter 3 Sydney Region Growth Centres
    - Appendix 9 Schofields Precinct Plan
- State Environmental Planning Policy (Resilience and Hazards) 2021
    - Chapter 4 Remediation of land
- State Environmental Planning Policy (Transport and Infrastructure) 2021
    - Chapter 3 Educational establishments and childcare facilities

      Part 3.4 Schools - specific development controls

      Part 3.7 Traffic-generating development
- State Environmental Planning Policy (Sustainable Buildings) 2022
- Blacktown City Council Growth Centre Precincts Development Control Plan 2010
- 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 536 property owners and occupiers in the locality between 24 February and 6 March 2024. The development application was also advertised on Council's website on 'have your say' and a sign was erected on the site.

7.2 We received no submissions.

8 Key issues

8.1 We recommend the Panel require the applicant to submit a Section A Site Audit Statement for this land as a deferred commencement consent condition.

8.1.1 Between 2018 and 2023, the site underwent land clearing to facilitate the construction of the residential estate, which included significant land raising earthworks to mitigate flooding risk. As part of these works, the applicant constructed a per- and poly-fluoroalkyl substances (PFAS) materials emplacement area (MEA). The PFAS impacted material within the PFAS MEA is not encapsulated from seepage or groundwater. On average, the material within the

PFAS MEA is located a minimum of 3 m below ground level, but the precise depth at any particular location is not known.

8.1.2 Some of the site the subject of this application is above the PFAS MEA.

8.1.3 In response to State Environmental Planning Policy (Resilience and Hazards) 2021, a Detailed Site Investigation Report, Site Audit Report and a Section B Site Audit Statement were prepared and submitted as part of the development application.

8.1.4 The site has a complex history, including historical PFAS use, earthworks and creation of the PFAS MEA, part of which is located below the site. In the absence of a Section A1 certification in the Site Audit Statement that confirms that the site has been made suitable for use as a primary school without any limitations, we do not consider that these issues have been satisfactorily addressed. The applicant's Section B Site Audit Statement only identifies that the site can be made suitable for the proposed use as a primary school, and does not certify that the site is suitable for this use, stating as follows: 'The site can be made suitable for the following uses: Other - Primary school as per details in the Preliminary Construction Environmental Management Plan (PCEMP)'. To date, there has been no validation of the site that would satisfy Council that the site is suitable for the proposed use as a primary school.

8.1.5 DA-23-00653, which approved the construction and operation of the temporary school on-site, considered contamination during assessment. As a result, prior to occupation of the temporary school, the applicant was required to submit a Site Audit Statement which confirms that the PFAS MEA is suitable, with respect to the material placement layer, for the most sensitive intended future land use of residential with gardens and is protective of the environment. We have not received this Site Audit Statement and the applicant has advised its procurement is ongoing.

8.1.6 As we have not yet received a satisfactory Site Audit Statement, as required by conditions under DA-23-00653, we need to ensure the site is suitable for a permanent school. We are therefore recommending a deferred commencement consent in which the applicant is to provide:

- a per- and poly-fluoroalkyl substances Emplacement area plan
- a Section A Site Audit Statement, which certifies that the nature and extent of any contamination of the site has been determined and the site is suitable for the proposed use as a school

8.2 We recommend the Panel require the applicant to submit a PFAS Emplacement Area Future Works Plan as a deferred commencement consent condition.

8.2.1 The applicant has indicated that most works in the MEA will occur above 3 m below the ground to avoid the PFAS emplacement, however, piling is proposed to extend below 3 m.

8.2.2 Council has recommended the imposition of a further deferred commencement consent condition, requiring the provision of a PFAS Emplacement Area Future Works Plan specifying that there must be no excavation or intrusive works in the PFAS MEA except in compliance with the requirements in the conditions of consent. This would mean that the proposed piling must comply with the PFAS Emplacement Area future works plan.

8.2.3 In their responses to Council’s draft conditions, the applicant has agreed to provide this plan.

8.3 Shared use of facilities with the community

8.3.1 Clause 3.36(6) of State Environmental Planning Policy (Transport and Infrastructure) 2021 requires a consent authority to consider whether the development enables the use of school facilities to be shared with the community.

The applicant identifies that the school will also be used occasionally outside of standard school hours for activities including school dances, fundraisers and fetes. Negotiations between the Department of Education and Council are ongoing in terms of options for community use of the school hall, however, no agreement has been reached to date. However, this process can continue even after the school is occupied.

9 External referrals

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

Authority	Comments
NSW Police	Acceptable subject to conditions.
Transport for NSW (Roads & Maritime)	Acceptable subject to conditions.
National Resources Access Regulator	To date no comments have been received. On the basis that Council sent its referral dated 9 February 2024, and the referral was received by NRAR, it is assumed they have no objections.

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.
City Architect	No objections.
Drainage	Acceptable subject to conditions.
Development Services Engineers	Acceptable subject to conditions.
Environmental Health	Acceptable subject to conditions.
Heritage	Acceptable subject to conditions.
Open Space	Acceptable subject to conditions.
Property	No objections.
Recreation Planning & Design	Acceptable subject to conditions.
Social Planning	Acceptable subject to conditions.

Section	Comments
Traffic	Acceptable subject to conditions.
Waste	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	Has a Disclosure statement been received in relation to this application?	No
	If yes, provide Disclosure statement register reference	
• Gifts	Have staff received a ‘gift’, that needs to be disclosed, from anyone involved with this application?	No

13 Recommendation

1 Approve Development Application 24-00001 as a Deferred Commencement Consent for the reasons listed below, and subject to the conditions listed in attachment 7.

a The proposal is acceptable as assessed against the 'Design quality in schools' principles of State Environmental Planning Policy (Transport and Infrastructure) 2021 [Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979].

b The development will not result in an unreasonable impact on the natural or built environment and will have a positive social impact providing education facilities for the growing population in the area [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].

c The site can be made suitable for the development, subject to the submission of a Section A Site Audit Statement, which confirms the site is suitable for a school without

any limitations [Section 4.15 (1) (c) of the Environmental Planning and Assessment Act 1979]

d The development addresses current and future demands for education facilities in the rapidly growing area and as such is in the public interest [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979]

2 Council officers notify the applicant 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.

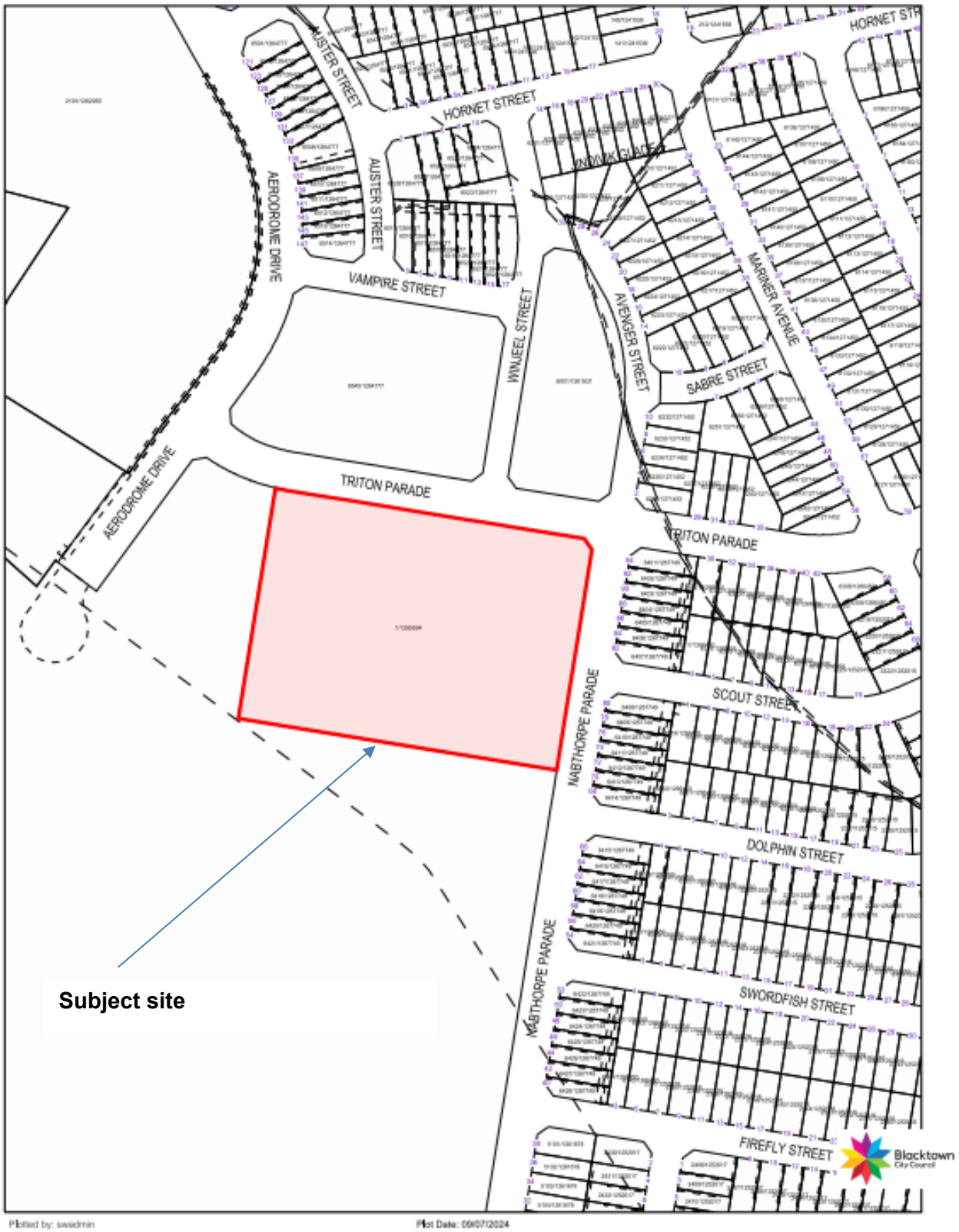
Samuel Vance
Planner

Judith Portelli
Manager Development Assessment

Peter Conroy
Director City Planning and Development

Attachment 1

Location map



Property Identification:

Property Location:

Scale 1:3000

Attachment 2

Aerial image (as at 9 July 2024)

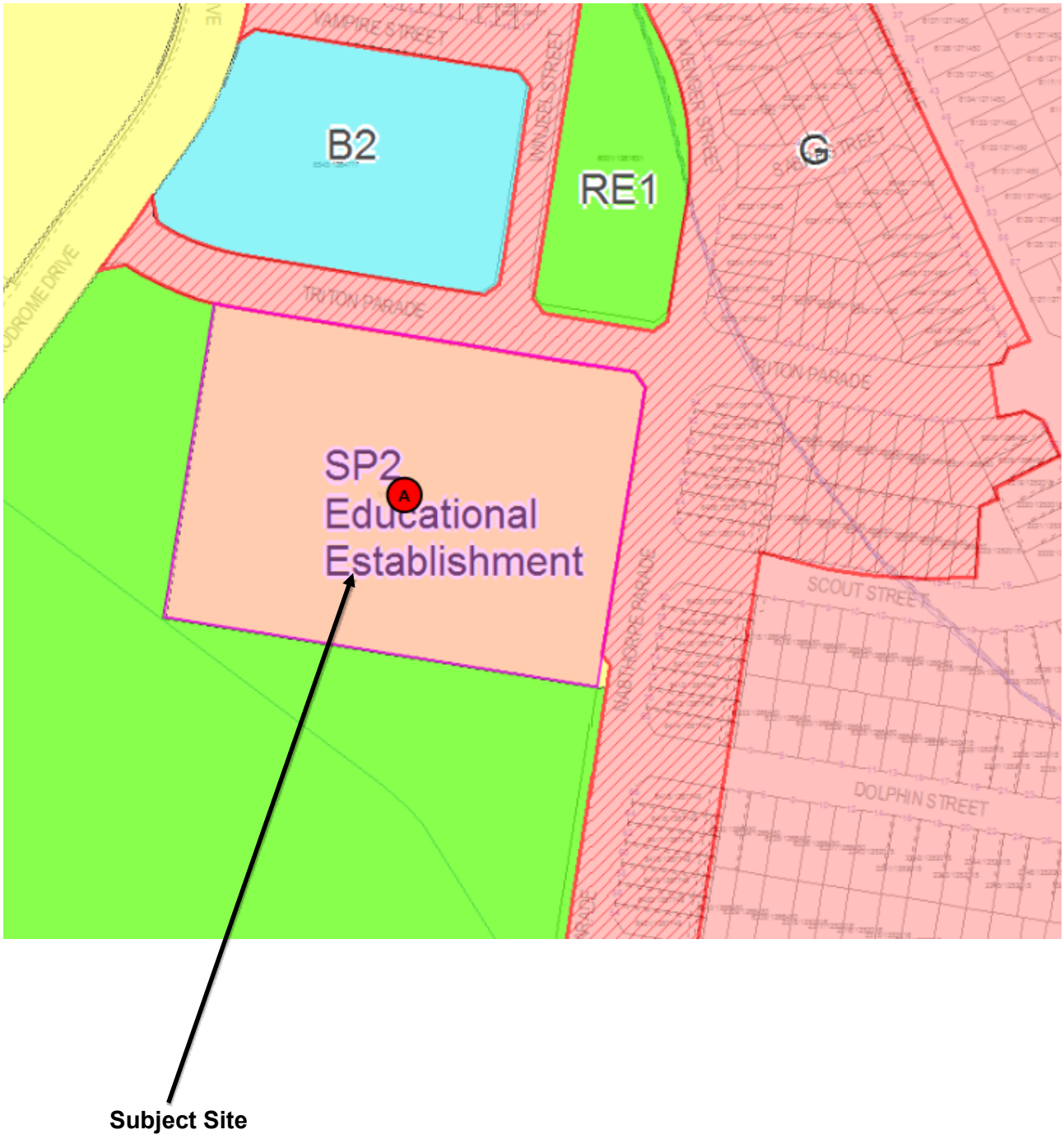
Property Identification:

Property Location:

Scale 1:3000

Attachment 3

Zoning extract



Attachment 4

Detailed information about proposal and DA submission material

1 Overview

1.1 This development application has been lodged by Barry Hayes of the NSW Department of Education, seeking consent for the construction of the Nirimba Fields Public School over 3 stages:

- Stage 1 (with the exception of the area currently occupied by the temporary school) - construction of permanent school facilities including:
  - a 3-storey building incorporating General Learning Spaces
  - administration units and a support unit learning spaces;
  - a single storey building comprising library, hall and canteen;
  - landscaping embellishments including new gardens, tree planting, paving and lawns;
  - play features including multi-purpose court, open fields and outdoor lawn,
  - of a car park for 65 vehicles,
  - erection of building identification signs
  - associated civil works and infrastructure works.
- Stage 2 - decommissioning and removal of the temporary school and retention of the existing car park for overflow purposes.
- Stage 3 - completion of remaining landscaping and carpark associated with the permanent school and completion of the overall development.

1.2 The school will have a maximum capacity of 1,000 students and 70 staff, however, approximate student and staff capacity is expected as follows:

Year	Students	Staff
2026	554	28
2031	729	51
2036	859	61
Undetermined date	1,000	70

1.3 The proposed hours of operation are 8.30 am to 3.00 pm, Monday to Friday. The applicant identifies that the school will also be used occasionally outside of standard school hours for activities including parent teacher nights, school dances, fundraisers and fetes.

1.4 An indicative school timetable schedule has been provided:

Time period	Activity
8:55am - 9:00am	School starts (staggered by year level)
Morning - 11am	Learning Session 1
11am - 11:30am	Recess
11:30am - 1:00pm	Learning Session 2

1:00pm - 1:10pm	Lunch eating time
1:10pm - 2pm	Lunch playtime
2pm - Home time	Learning session 3
2:55 - 3:00pm	Classes finish (Staggered by year level)

1.5 The site has a total area of 20,030 m^2, of which 14,456 m^2 shall be landscape area, 9,239 m^2 deep soil zone and 4,635 m^2 of canopy cover.

1.6 The maximum height of the development is 12.2 m. Boundary setbacks are 3 m to the north, and a minimum setback of 5 m to the east.

2 Building component

2.1 This application seeks approval for the construction of two new buildings.

2.1.1 Building A is to be constructed along the northern boundary. The building comprises 2 separated blocks connected by an external boardwalk on the first and second floors. It will be a total of 3 storeys in height.

Building A will accommodate education, learning and administrative needs. Specifically, it will include a total of 44 standard General Learning Spaces located predominantly on the first and second floors. Additional standard General Learning Spaces will also be located on the ground floor in conjunction with 3 support units. The administration and staff lounge will be located on the eastern side of the ground floor. Learning commons will be distributed evenly across all levels as well as storage, services and amenities.

Building A will have a consistent 3 m setback to the north property boundary (Triton Parade) and a 16.5 m setback to the eastern property boundary (Nabthorpe Parade). The northern setback will predominantly be landscaped and the eastern boundary will accommodate the main entrance.

To the north, large windows will be framed by fibre cement cladding. Colours will vary from Ash to Lunar, Greenback and Garb. The southern façade will be decorated by galvanised balustrades along the east-west horizontal links. The eastern façade will be covered by a tomcat Dulux powdercoat frame enclosing the staircase and the western façade will show a variety of cladding colours, in a strong horizontal pattern.

2.1.2 Building B will be located along the eastern boundary of the site. It will feature a single-story building with an angular roof to accommodate high level windows for solar access. Specifically, Building B will provide an indoor, all weather-recreational space. This includes the provision of a full-size hall, a stage for school performances and a separate library. It will also include the school's canteen. A large awning will cover the area to the east of the building, including the canteen servery area where canteen staff will serve students.

The hall can accommodate a basketball court (18 m x 10 m), complete with markings and basketball hoops, surrounded by a 2 m runoff zone. A dedicated sport and PE store room will be available for storing sports equipment. Central to the room, a stage of 49 m^2 provides a platform for various performances, complemented by chair storage. The hall is equipped with boys and girl toilets as well as 2 accessible unisex toilets.

The portion of the building occupied by the library is setback approximately 5 m from Nabthorpe Parade and the Hall function will be setback a total of 9.8 m. The additional setback will accommodate a canopy above and assists the creation of a foyer entrance.

The façade will feature strong vertical cladding contrasting between terracotta-like colours (Manor Red and Mainland) and precast concrete or fibre cement cladding (Original and Ash colour).

3 Traffic, parking and access

3.1 Pedestrian and bicycle access

The main entrance and forecourt will be located on the corner of Nabthorpe and Triton parades, and is the closest entrance to the main kiss and ride space on Nabthorpe Parade. The 10 m separation between Building A and B provides generous circulation space to accommodate the main pedestrian entrance point. The main entry point will also be supported by landscaping and a school map to assist with directional wayfinding.

A secondary entrance point will be located along Triton Parade to accommodate students walking from the north and the support kiss and ride space. The entrance is located between the 7 m wide break in Building A and will be covered.

A third entrance point will be located to the west of Building A for students accessing the bicycle parking spaces.

3.2 Vehicle access and car parking

A driveway crossover from Triton Parade will be constructed to provide access to the hardstand in the north-west corner of the site. The hardstand will include 65 car spaces, including 2 accessible spaces. This hardstand will serve as the primary parking space for teachers and parents/visitors. The proposed hardstand also includes a waste pad for waste vehicles to collect waste bins.

The car park constructed for the temporary school, in the south-east corner of the site, is intended to be retained and used only for overflow parking when required, and otherwise of use for a separate development that does not form part of this application. It is expected that this overflow parking will only be used for extra-curriculum activities such as school performances.

3.3 Drop-off and pick-up

The school will retain and reuse the already approved and operating drop-off and pick-up (DOPU) zone located on Nabthorpe Parade, which can accommodate 8 bays. Additionally, a new DOPU zone for support students will be located on Triton Parade adjacent to the secondary entrance, to accommodate additional students associated with the permanent school.

This application seeks approval for the creation of a bus zone on Triton Parade. Whilst initial research indicates that due to the small catchment area, there is insufficient demand at the time of the school's opening to justify the operation of a bus, a bus service may be required as the school grows and will be utilised at a later time.

4 Landscaping, communal open space and outdoor sport and recreation areas

4.1 The proposed landscaping seeks to create distinct landscaping zones to accommodate the built form, and includes:

- School entry forecourt: Creating a welcome environment through dense planning beds and shaded waiting areas.
- Outdoor learning and informal play: Small flexible lawn areas for informal play. It will be mixed with shaded elements and the use of intimate spaces to encourage outdoor learning and engagement opportunities. The sprawled area provides greater flexibility for recreational opportunities and breaks.
- School spine: Landscaping to complement seating and gathering spaces along primary circulation paths.
- Landscaped buffer: Establishing a densely vegetated edge to promote shade amenity and introduce tree canopy, and formalise and edge to the school. It also allows for small seating opportunities.

The dense tree planting throughout the site will provide ample shading opportunities. Tree planting will be placed around the site boundary and throughout the grounds of the school and the site will ultimately accommodate 4,635 m^2 of canopy which equates to 23% of the site area.

4.2 A variety of outdoor recreational features are proposed within the permanent school. This includes a turfed area, an outdoor learning and informal lawn, and the multi-purpose court.

The turfed lawn will be approximately 35 m x 70 m in length. It is intended to be used creatively during sporting classes for a variety of activities such as soccer practice and other sports.

The outdoor learning and informal lawn provide a smaller lawn area for flexible and informal use. The area will be shaded through tree canopy and can provide ample opportunities for outdoor learning and engagement. This space will also be used during recess and lunch as informal play and meeting spaces.

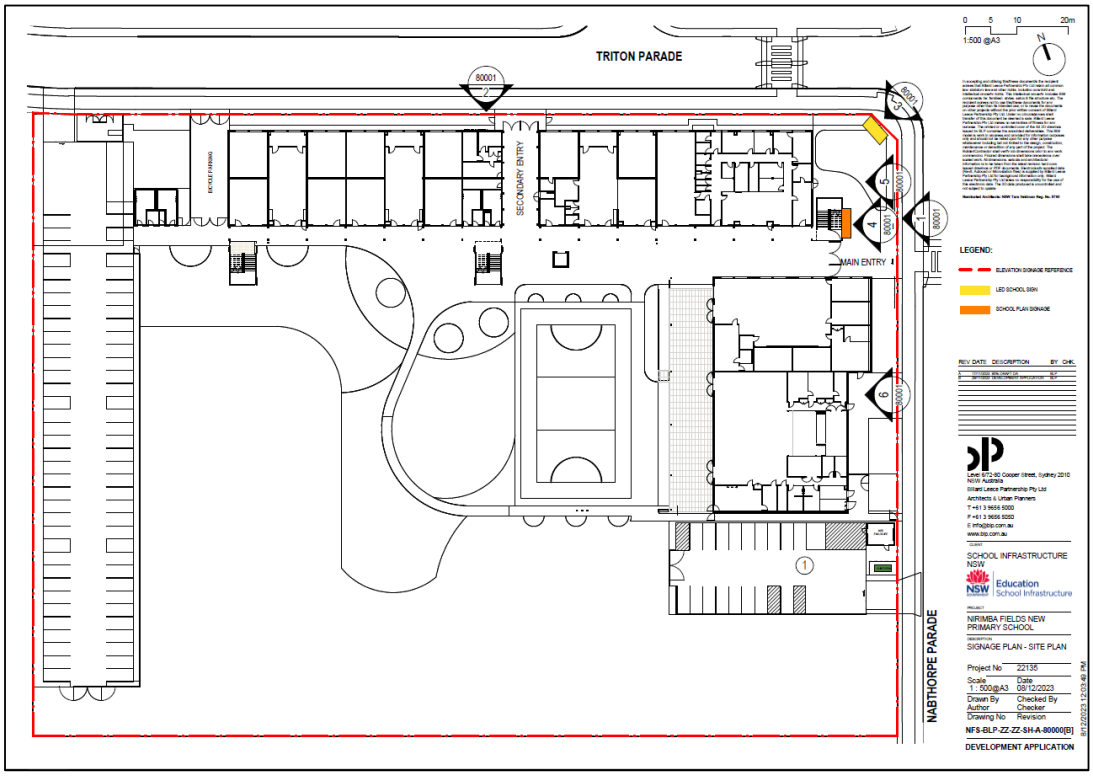
The multi-purpose court encourages active play on a small scale. It will be approximately 27 m x 22 m and can accommodate sports such as netball, basketball, tennis, volleyball and badminton. The court will be hardscaped as to double for an assembly space.

5 Signage

5.1 The application seeks the approval for a range of school signage, including a mixture of school and building identification signs, a school plan sign and an LED sign. Details are as follows, and a signage site plan is included in the architectural plans:

Signage Type	Signage Content	Details	Illumination?
Main entry sign	School logo School name	Height – 1,100 mm Width – 5,643 mm Area 6.21m^2	No
Secondary entry sign	School logo School name	Height – 888 mm Width – 4,577 mm Area - 4.06m^2	No
LED sign	School logo	Height – 4,720 mm	Yes

Signage Type	Signage Content	Details	Illumination?
	School name LED signage	Width – 2,400 mm Area - 11.328m^2	One sided full colour outdoor LED sign Fully picture and video capable Daylight readable - 6500mits (CD/m2) Designed to comply with AS/NZS 1158:2005 and AS/NZS 4285:2019
School plan sign	Graphic school plan	Height – 2,100 mm Width – 1,000 mm Area - 2.1 m^2	No
Administration sign	Building name	Height – 300 mm Width – 3,569 mm Area - 1.1 m^2	No
Hall sign	Building name	Height – 300 mm Width – 1,041 mm Area - 0.31m^2	No



6 Heritage

6.1 An Aboriginal Heritage Information Management System (AHIMS) search indicates that there are no registered archaeological sites on the school land. One registered site is located outside the site's north-west corner. Visual inspections were undertaken by Apex Archaeology in October 2022 as part of an Aboriginal Due Diligence investigation and no newly identified archaeological materials were found to be present.

6.2 A Connecting with Country report, prepared by Indigenous Lead Facilitation was submitted with the application. As part of this report, the project team participated on a Walk on Country. Ideas such as incorporating cultural design elements, Aboriginal landscaping, dual naming, art and murals, storytelling spaces and embracing Aboriginal perspectives in the curriculum have emerged from these discussions, allowing for the possibility of both unique tangible and intangible cultural outcomes.

6.3 A Heritage Interpretation Plan, prepared by Mott MacDonald was submitted with the application. Mott MacDonald identify the interpretive vision including key considerations of media, values and themes, to inform potential for interpretation, outline issues, constraints and opportunities between operational requirements and cultural interpretation; and recommend concept interpretive devices.

6.4 The site is not identified as an item of heritage significance nor is it located within a heritage conservation area. The site is within proximity to heritage item ‘Remnant Runway’ located to the west of the site. The Remnant Runway was formerly used in association with the aerodrome and was constructed in 1942. The aerodrome was decommissioned from 1994 and demolished in 2018.

7 Acoustics

7.1 A Noise and Vibration Impact Assessment report, prepared by NDY dated 8 December 2024, was submitted with the development application.

7.2 NDY concludes that, 'Based on the above conclusions noise and vibration impacts on the surrounding community from the proposed Nirimba Fields permanent school will be compliant with noise and vibration regulations. As such NDY supports the applicable planning pathway for the proposed permanent school.'.

8 Contamination

8.1 The development application is accompanied by the following reports and a site audit statement addressing the state of contamination of the land, including:

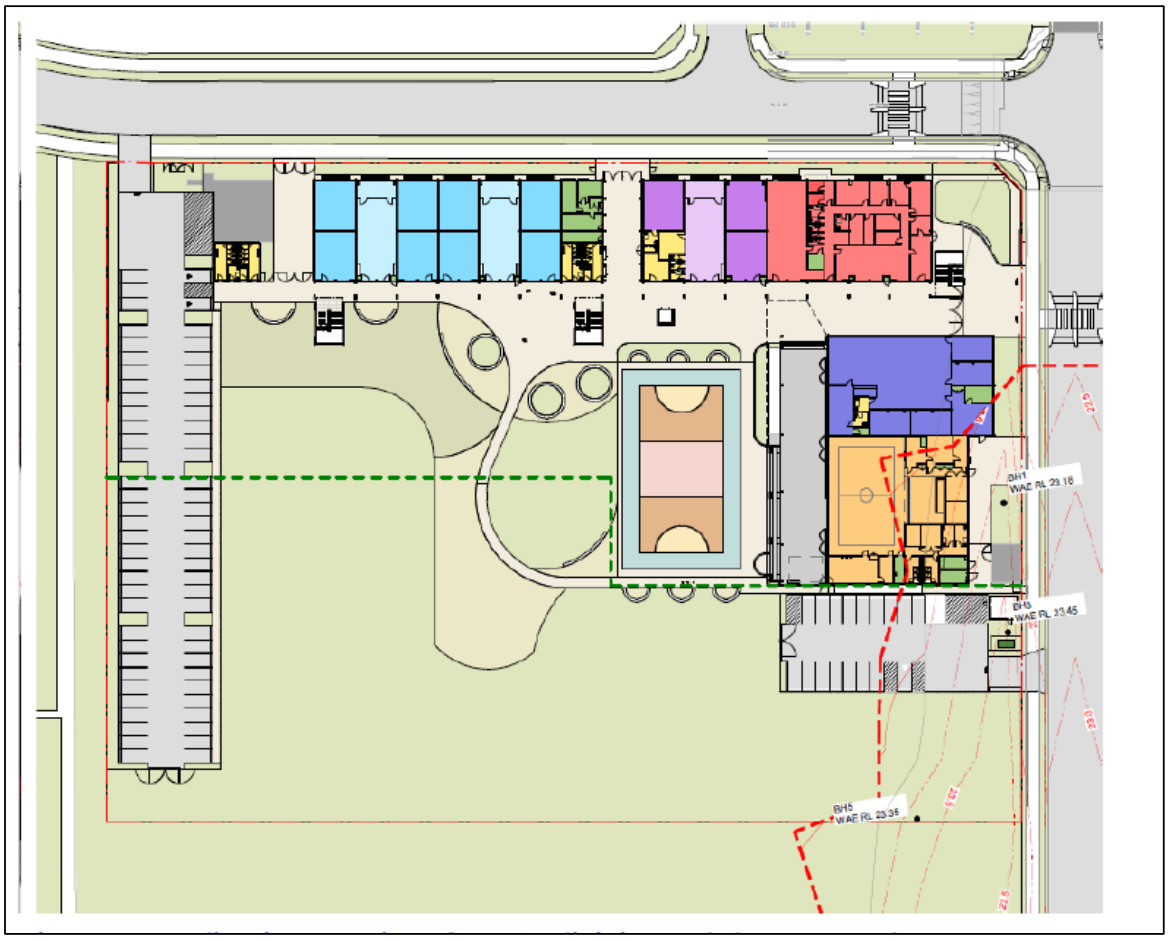
- A Detailed Site (Contamination) Investigation, prepared by Douglas Partners dated September 2023
- A Site Audit Report prepared by Senversa dated 17 November 2023
- A NSW Section B Site Audit Statement issued by Senversa dated 17 November 2023

8.2 As part of their Site Audit Report, Senversa has provided the following evaluation of the site history:

Approximate Date	Events
Pre 1851	Green field
1851 to 1942	Agricultural land (dairy and orchards).
1941 to 1975	Training base and airfield by Royal Australian Air Force and Royal Australian Navy.
1975 to 1993	Former aerodrome was used by Schofields Flying Club.
1993 to 2017	Vacant and miscellaneous use (such as go-cart track, driver training, film set, training facility for Sydney 2000 Olympics). Demolition of some structures.
2018 to current	Land clearing to facilitate construction of new residential estate Nirimba Fields. Bulk fill soil (virgin excavated natural material, VENM) was imported over the former aerodrome to raise the ground levels (including the audit site).
May 2018 to December 2020	Construction of the PFAS MEA with PFAS-impacted material excavated from other areas of the former aerodrome (outside the audit site).

Note:
Information sourced from PFAS MEA SAR (Senversa 2021a).

8.3 Groundwork investigations of the site have detected per- and poly-fluoroalkyl substances (PFAS) beneath the ground. This material was placed there by DHA in its redevelopment of the surrounding land. The material is not encapsulated from seepage or groundwater. On average, the PFAS impacted material is located below 3 m of ground level but the precise dept at any particular location is not known.. The indicative location of PFAS, being the MEA, is shown by the red dashes below:



8.4 In their 2023 Site Audit Report, Senversa refers to a Section A Site Audit Report and a Site Audit Statement prepared by ENVIRON Australia dated 2013 which did not consider PFAS, a Section B Site Audit Report 'PFAS Material Emplacement Area' prepared by Senversa dated 22 June 2021 and a Section B Site Audit Report 'Remaining Site Area' prepared by Senvera dated 22 October 2021.

8.5 In their 2013 report (which did not consider PFAS), ENVIRON Australia Pty Ltd concluded:

> …the site [former Schofield Aerodrome, which includes the audit site] is suitable for residential use with accessible soil, as well as other similarly or less sensitive land uses, such as schools and recreational open space.
>
> No significant contamination has been found in groundwater, but it has not been monitored since 1999. It is recommended that groundwater be assessed for suitability for its proposed use if groundwater abstraction is contemplated.

On this previous Audit Report and Audit Statement, in their 2023 report, Senversa notes that:

> The potential for ordnance to be present was highlighted in the Section A SAR and to date, this has not been detected in the assessment conducted to date. Since 2013, bulk importation of VENM has occurred and any potential ordnance would now be buried at depth. Furthermore, a PCEMP (Preliminary Construction Environmental Management Plan is in placed to manage any unexpected finds during the construction works.
>
> Areas of environmental concern (AECs) discussed in the Remaining Area SAR are not located within the audit site, so there are no historical sources of PFAS contamination identified within the audit site.

> PFAS MEA which is located at depth at the south-eastern portion of the site is the main contamination source identified on-site.
>
> In summary, the auditor considers that the site history review conducted to date is appropriate and that potential sources of contamination at the site have been identified.

8.6 The applicant identifies that most works in the PFAS MEA area will only occur above 3 metres to avoid the PFAS. This includes construction of Building B and landscaping works (assumable 1.2 m below ground level). However, piling will be located below 3 m. The piling will compromise prefabricated elements (timber, steel or construction). Any piling will have to comply with a PFAS Emplacement Area Future Works Plan due to its disturbance of PFAS impacted materials.

8.7 Senversa identify that condition 6.5.3 of Council's Notice of Determination for DA-23-00653, which approved the temporary school operating on-site, requires a Site Audit Statement to confirm that the PFAS Materials Emplacement Area (MEA) is suitable for the most sensitive intended future land use of residential with gardens and is protective of the environment. Senversa identify that a site auditor has been engaged to prepare a Section A Site Audit Statement to address condition 6.5.3

8.8 Senversa conclude:

> Taking into consideration the conclusions of the previous site audits conducted at the site and based on the information presented in the DSI, the auditor concludes that the site can be made suitable for the purpose of a primary school subject to compliance with the following management plan during construction phase:
>
> Preliminary Construction Environmental Management Plan, Nirimba Fields Public School, Revision 4, prepared by JohnStaff dated 14 November 2023
>
> The site audit statement will be provided to the Blacktown City Council and as a result the presence of the site audit statement will be noted on the Planning Certificate.

9 Waste management

9.1 An Operational Waste Management Plan has been prepared by Elephants Foot. Waste storage requirements have been calculated based on the NSW Better Practice Guide For Resource Recovery in Residential Development 2019. Elephants Foot has recommended the following bin quantities and collection frequencies:

- General Waste: 5 x 1100L MGBs collected 3 times weekly (approx. every 2 days)
- General Recycling: 7 x 1100L MGBs collected 3 times weekly (approx. every 2 days)

A bin storage area of 40 m^2 or more is required to accommodate equipment and manoeuvrability requirements. The waste pad located adjacent to the proposed car park on Triton Parade is of suitable size to accommodate the size requirements. Waste will be collected by a private contractor from within the school grounds in the dedicated area.

10 Operational hours and after-hours school use

10.1 Standard hours of operation will be 9.00 am to 3.00 pm, Monday through Friday. Teachers are on duty between 8.30 am and 9.00 am. An indicative school day is provided below:

Time Period	Activity
8.55am - 9.00am	School starts, staggered by year level

Morning - 11.00am	Learning session 1
11.00am - 11.30am	Recess
11.30am - 1.00pm	Learning session 2
1.00pm - 1.10pm	Lunch eating time
1.10 - 2.00pm	Lunch playtime
2.00pm - Home time	Learning sessions 3
2.55pm - 3.00pm	Classes finish, staggered by year level

10.2 Occasionally, the school will need to utilise the facilities outside of standard school hours. These activities can include:

- Parent information nights
- Parent teacher interviews
- Parents and friends' meetings
- School dances
- Fundraisers and fetes.

11 Accessibility

11.1 A Building Code of Australia (BCA) and Access Assessment Report has been prepared by BM+G. BM+G identifies assessment issues that require further resolution by way of Fire Engineering Performance Solutions or plan amendments prior to BCA certification. Notwithstanding, BM+G consider the proposed development can readily achieve compliance with the BCA subject to the resolution of matters identified in the report.

12 Stormwater management and flooding

12.1 A Flood Study and Flood Risk Management Study, prepared by siteplus, along with accompanying engineering plans have been submitted with the application. Siteplus identifies that the site lies on land above the 1% Annual Exceedance Probability and the flooding planning level. Siteplus concludes that development of the site does not impact the surrounding properties in terms of flood levels and changes in flood hazard. The flood storage volumes are maintained in comparison to the existing scenario, climate change will not impact the site.

12.2 The permanent school is to implement a flood evacuation plan that allows for the evacuation of the school prior to inundation, and that the future permanent school’s 3-storey building will provide an area of safe refuge above the PMF level for all occupants.

12.3 A flood emergency evacuation plan, prepared by siteplus, has also been submitted with the application. Siteplus identifies flood risks, forecasts and warnings, and emergency management considerations, and provides a flood emergency response plan.

13 Community consultation

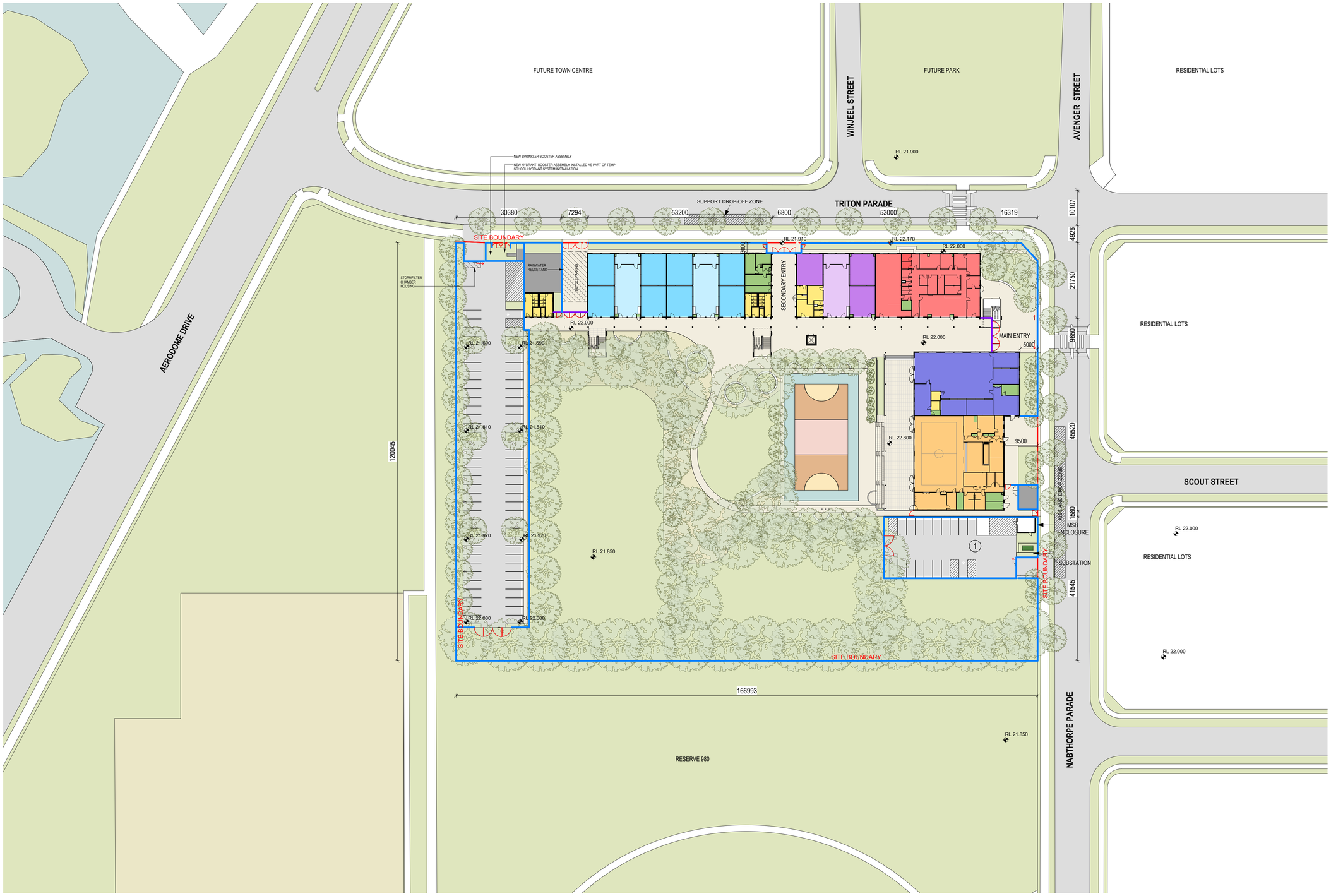
13.1 A Community Consultation Report prepared by the NSW Department of Education has been submitted with the application. The Department identifies measures, including school community engagement such as a project review group, meetings, workshops, school tours and design user group sessions, door knocking of the local community, letterbox drops, and

contact channels including email and phone numbers were undertaken between August 2022 and October 2023.

13.2 The Department advises that continued engagement will take place with stakeholders and communities during the statutory exhibition of the development application, as well as during future stages of the planning and development process. Specifically, School Infrastructure NSW will continue to work closely with the schools' communities and Blacktown City Council to plan and coordinate potential future construction, should consent be granted.

Attachment 5

Development application plans



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CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

REV	DATE	DESCRIPTION	BY	CHK
A	10/11/2023	70% DRAFT DA	BLP	
B	17/11/2023	95% DRAFT DA	BLP	
C	29/11/2023	DEVELOPMENT APPLICATION. REV A	BLP	
D	8/12/2023	DEVELOPMENT APPLICATION. REV B	BLP	
E	12/12/2023	80% SCHEMATIC DESIGN	BLP	
F	15/12/2023	DEVELOPMENT APPLICATION. REV C	BLP	

TRUE NORTH

PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

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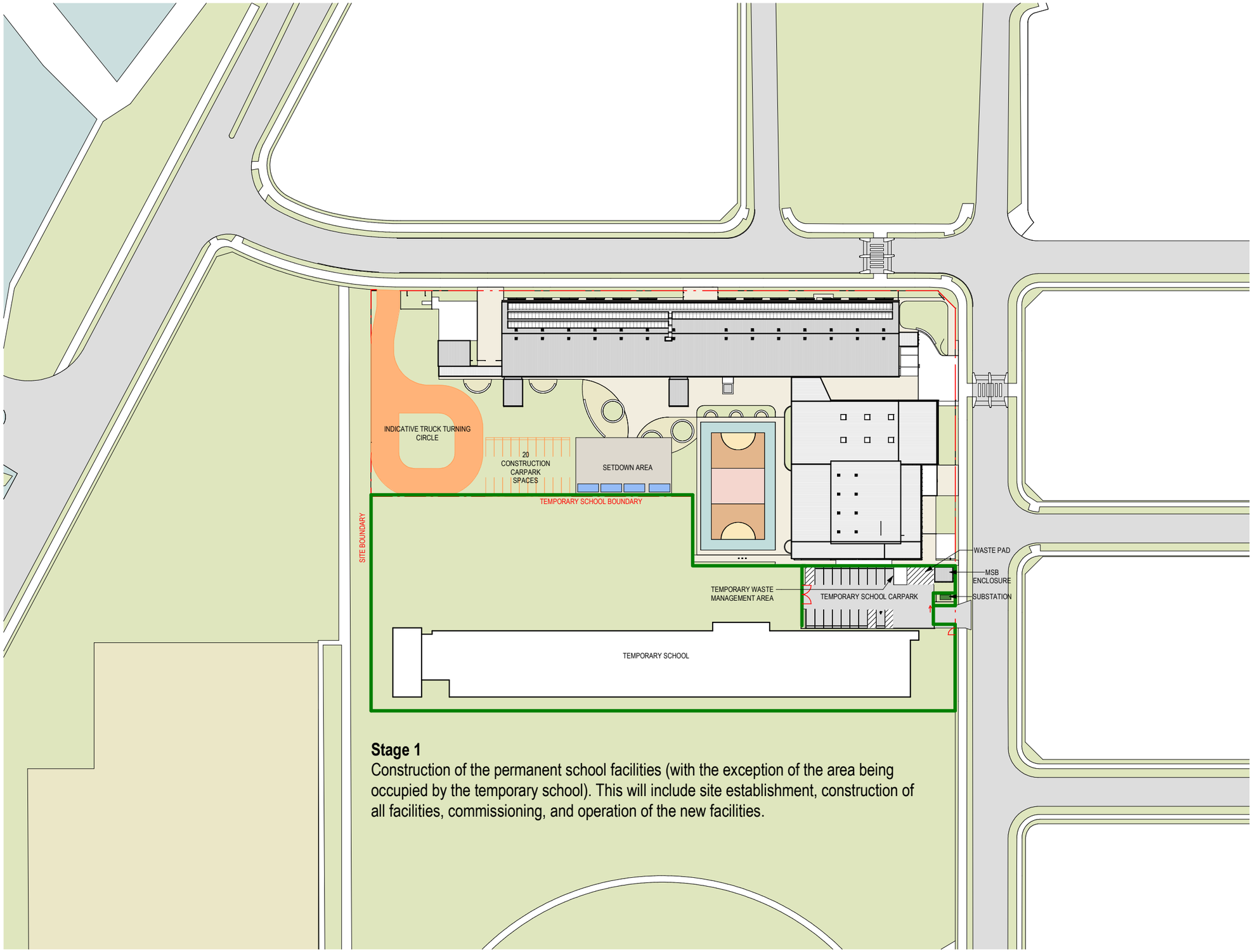
1:500 @A1

DRAWING TITLE: **SITE PLAN - GROUND FLOOR**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **1 : 500 @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-ZZ-GF-DR-A-01003[F]**
DATE: **15/12/2023**



Stage 1

Construction of the permanent school facilities (with the exception of the area being occupied by the temporary school). This will include site establishment, construction of all facilities, commissioning, and operation of the new facilities.

0 10 20 40m

1:1000 @A3

N

Nominated Architects: NSW Tara Veldman Reg. No. 8790

LEGEND

- SUBSTATION
- DEMOLITION
- BOUNDARY
- BUILDING OUTLINE
- CONSTRUCTION ACCESS
- CONSTRUCTION PARKING
- PROPOSED FENCE
- EXISTING FENCE
- DEMOLISHED FENCE

REV	DATE	DESCRIPTION	BY	CHK.
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SCHOOL INFRASTRUCTURE NSW

NSW GOVERNMENT Education School Infrastructure

PROJECT

NIRIMBA FIELDS NEW PRIMARY SCHOOL

DESCRIPTION

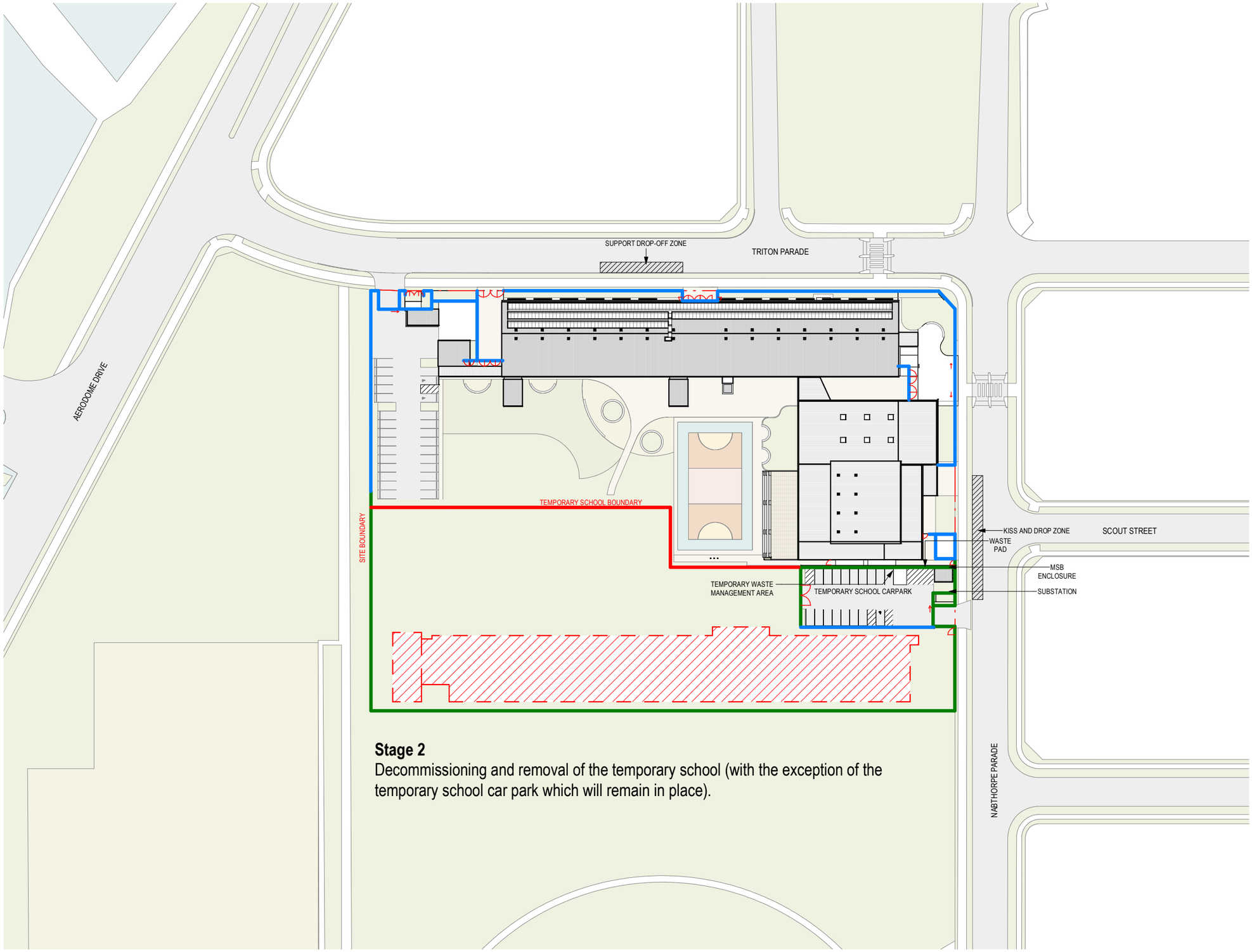
STAGING - STAGE 1

Project No	22135
Scale 1 : 1000@A3	Date 08/12/2023
Drawn By HW	Checked By AB
Drawing No	Revision

NFS-BLP-ZZ-ZZ-DR-A-06002[C]

DEVELOPMENT APPLICATION

8/12/2023 12:00:50 PM



Stage 2
Decommissioning and removal of the temporary school (with the exception of the temporary school car park which will remain in place).

0 10 20 40m
1:1000 @A3

N

Nominated Architects: NSW Tara Veldman Reg. No. 8790

LEGEND

- SUBSTATION
- DEMOLITION
- BOUNDARY
- BUILDING OUTLINE
- CONSTRUCTION ACCESS
- CONSTRUCTION PARKING
- PROPOSED FENCE
- EXISTING FENCE
- DEMOLISHED FENCE

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C	8/12/2023	DEVELOPMENT APPLICATION. REV B	BLP	
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G	05/06/2024	REVISED SCHEMATIC DESIGN	BLP	
H	09/07/2024	REVISED SCHEMATIC DESIGN	BLP	

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CLIENT
SCHOOL INFRASTRUCTURE NSW

Education
School Infrastructure

PROJECT
NIRIMBA FIELDS NEW PRIMARY SCHOOL

DESCRIPTION
STAGING - STAGE 2

Project No	22135
Scale 1 : 1000@A3	Date 09/07/2024
Drawn By HW	Checked By AB
Drawing No	Revision

NFS-BLP-ZZ-ZZ-DR-A-06003[H]

SCHEMATIC DESIGN

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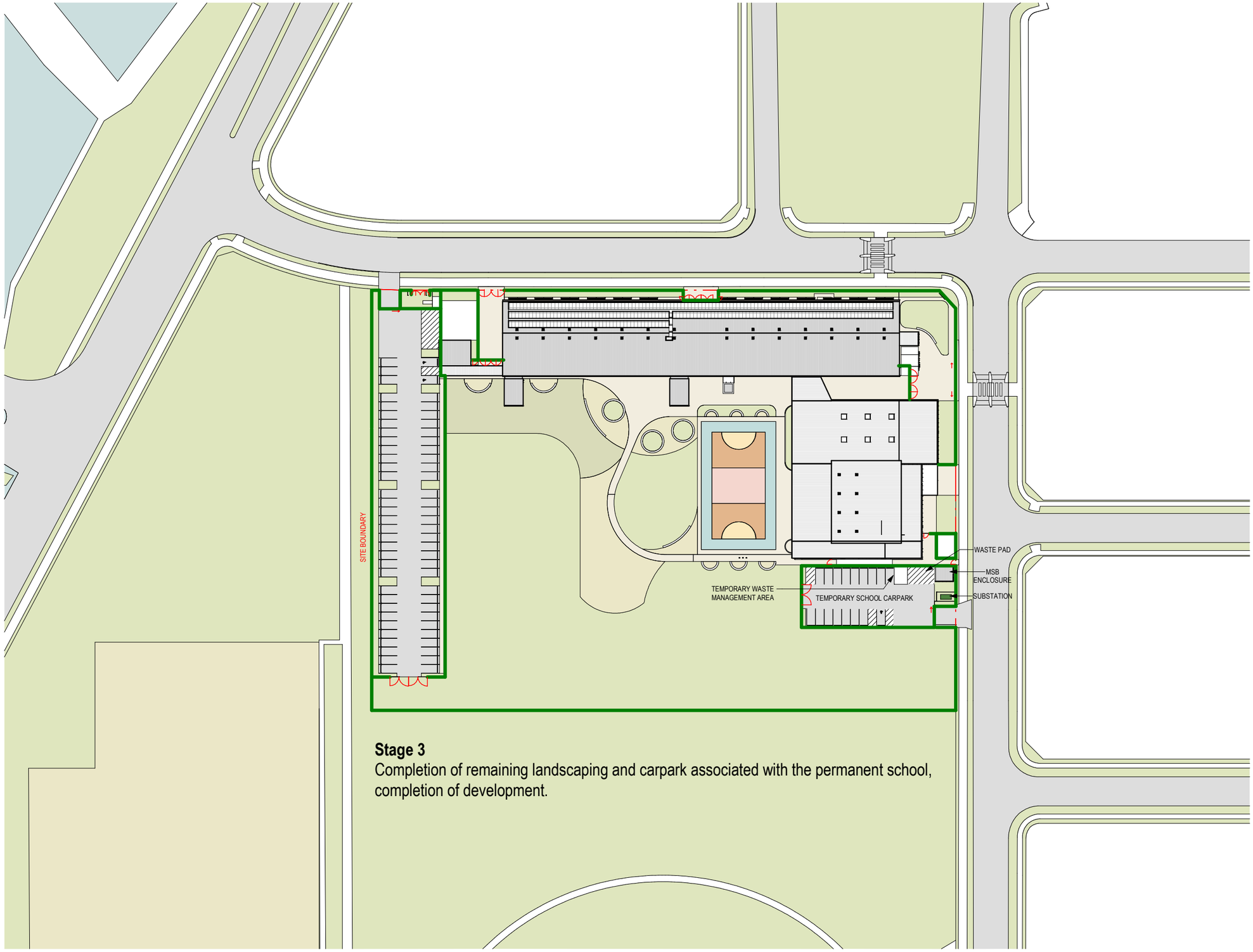

Stage 3
Completion of remaining landscaping and carpark associated with the permanent school, completion of development.

0 5 10 20m
1:500 @A3

N

Nominated Architects: NSW Tara Veldman Reg. No. 8790

LEGEND

- SUBSTATION
- DEMOLITION
- BOUNDARY
- BUILDING OUTLINE
- CONSTRUCTION ACCESS
- CONSTRUCTION PARKING
- PROPOSED FENCE
- EXISTING FENCE
- DEMOLISHED FENCE

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SCHOOL INFRASTRUCTURE NSW

Education
School Infrastructure

PROJECT
NIRIMBA FIELDS NEW PRIMARY SCHOOL

DESCRIPTION
STAGING - STAGE 3

Project No	22135
Scale 1 : 1000@A3	Date 08/12/2023
Drawn By HW	Checked By AB
Drawing No	Revision

NFS-BLP-ZZ-ZZ-DR-A-06004[C]

DEVELOPMENT APPLICATION

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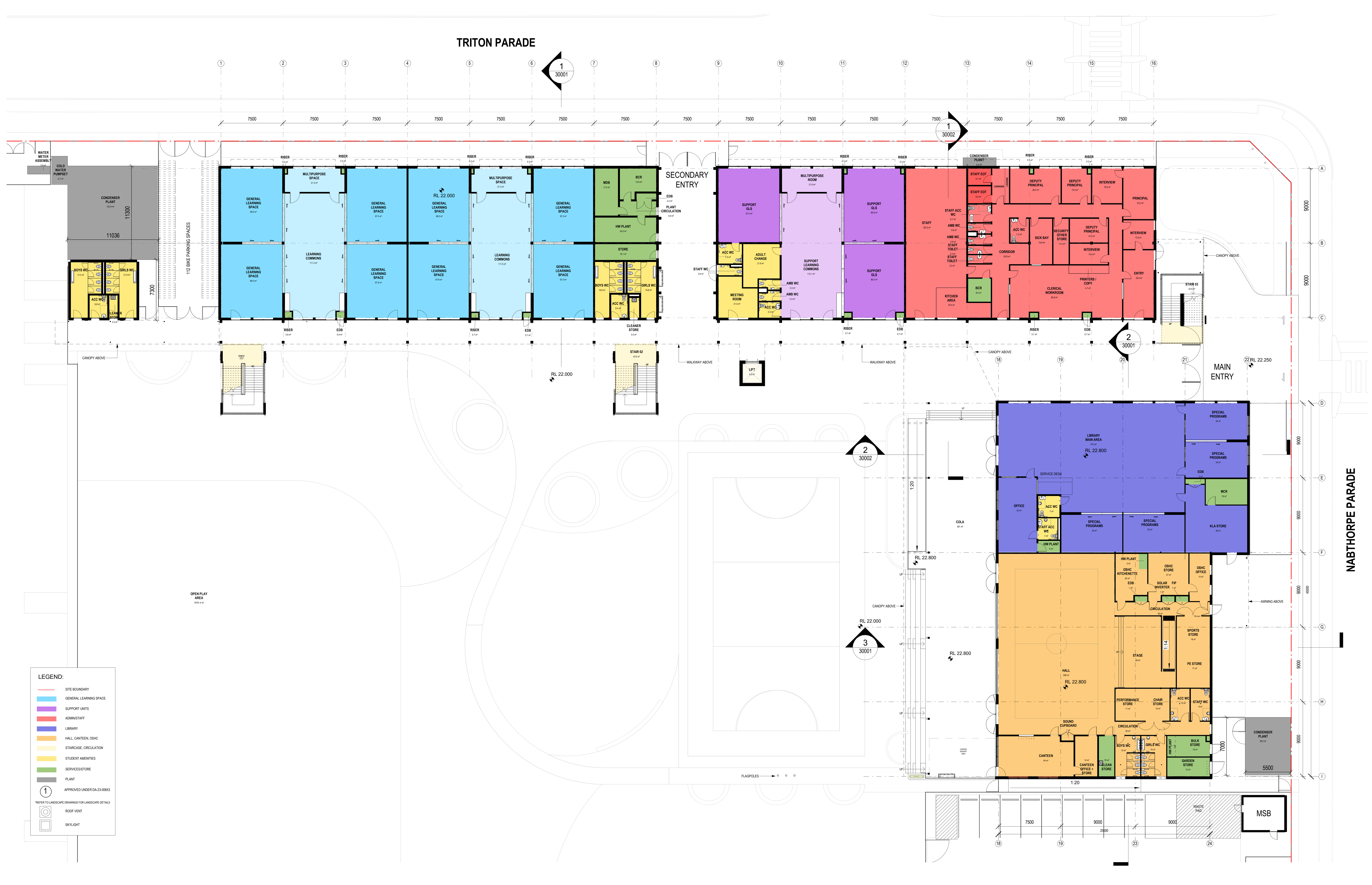
TRITON PARADE
NABTHORPE PARADE
SECONDARY ENTRY
MAIN ENTRY
CONDENSER PLANT
112 BIKE PARKING SPACES
GENERAL LEARNING SPACE
MULTIPURPOSE SPACE
LEARNING COMMONS
SUPPORT GLS
MULTIPURPOSE ROOM
SUPPORT LEARNING COMMONS
STAFF
PRINCIPAL
DEPUTY PRINCIPAL
INTERVIEW
CLERICAL WORKROOM
ENTRY
LIBRARY MAIN AREA
SPECIAL PROGRAMS
OFFICE
KLA STORE
MCR
COLA
HALL
STAGE
CANTEEN
OSHC KITCHENETTE
OSHC STORE
OSHC OFFICE
SPORTS STORE
PE STORE
OPEN PLAY AREA
LIFT
MSB
RL 22.000
RL 22.800
RL 22.250
LEGEND:
SITE BOUNDARY
GENERAL LEARNING SPACE
SUPPORT UNITS
ADMIN/STAFF
LIBRARY
HALL, CANTEEN, OSHC
STAIRCASE, CIRCULATION
STUDENT AMENITIES
SERVICES/STORE
PLANT
APPROVED UNDER DA-23-00653
*REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS
ROOF VENT
SKYLIGHT

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CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT | Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

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D	29/11/2023	DEVELOPMENT APPLICATION	BLP	
E	8/12/2023	DEVELOPMENT APPLICATION		

TRUE NORTH

PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

0 2 4 8m
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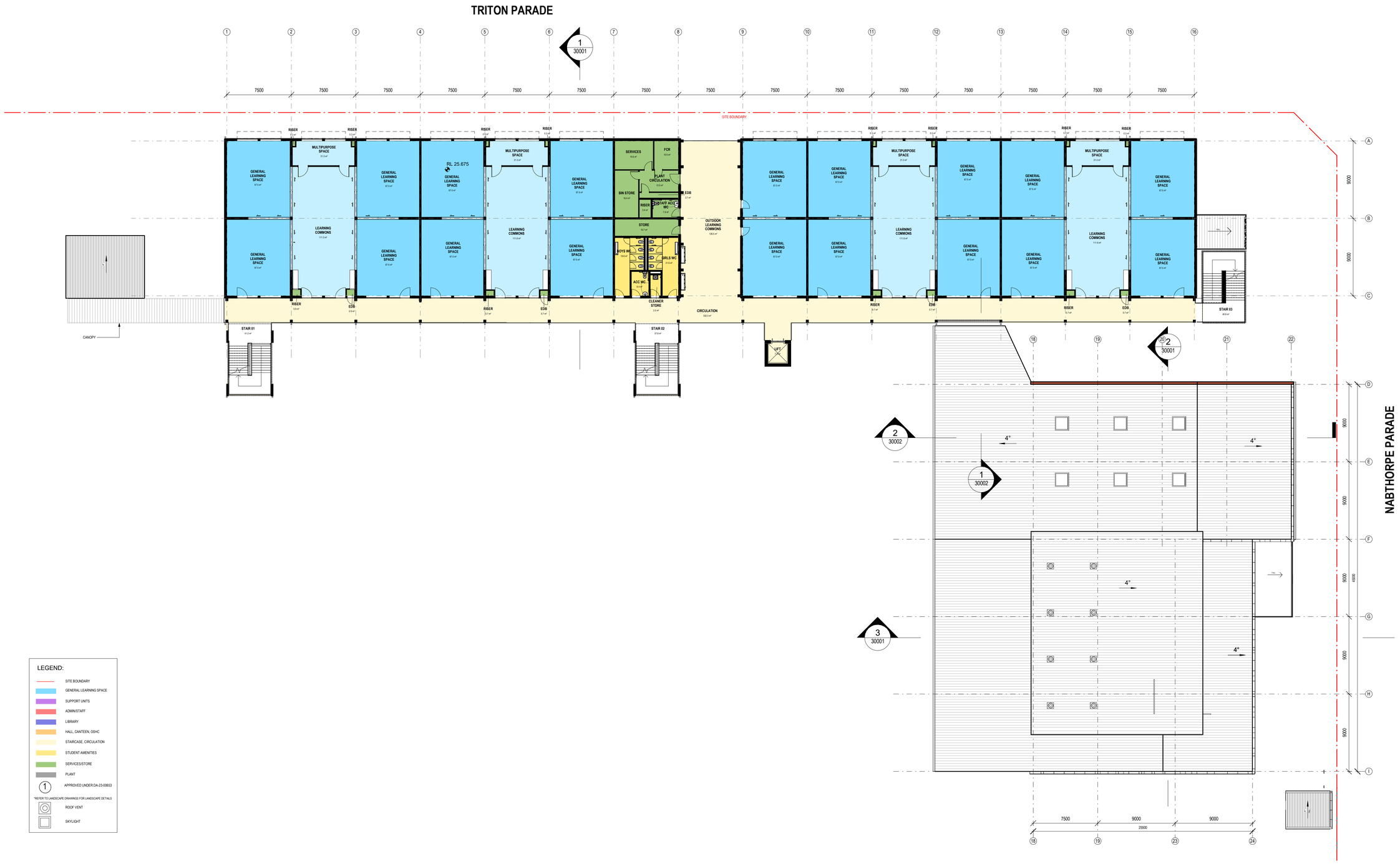
DRAWING TITLE: **GENERAL ARRANGEMENT - GROUND FLOOR**

DEVELOPMENT APPLICATION

PROJECT NO: **22135** SCALE: **1:200@A3** SHEET SIZE: A1

DRAWING NO: **NFS-BLP-ZZ-GF-DR-A-10001[E]** DATE: **08/12/2023**



LEGEND:

- SITE BOUNDARY
- GENERAL LEARNING SPACE
- SUPPORT UNITS
- ADMIN/STAFF
- LIBRARY
- HALL, CANTEEN, OSHC
- STAIRCASE, CIRCULATION
- STUDENT AMENITIES
- SERVICES/STORE
- PLANT
- (1) APPROVED UNDER DA-23-00653

*REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS

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NSW GOVERNMENT Education School Infrastructure

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TRUE NORTH

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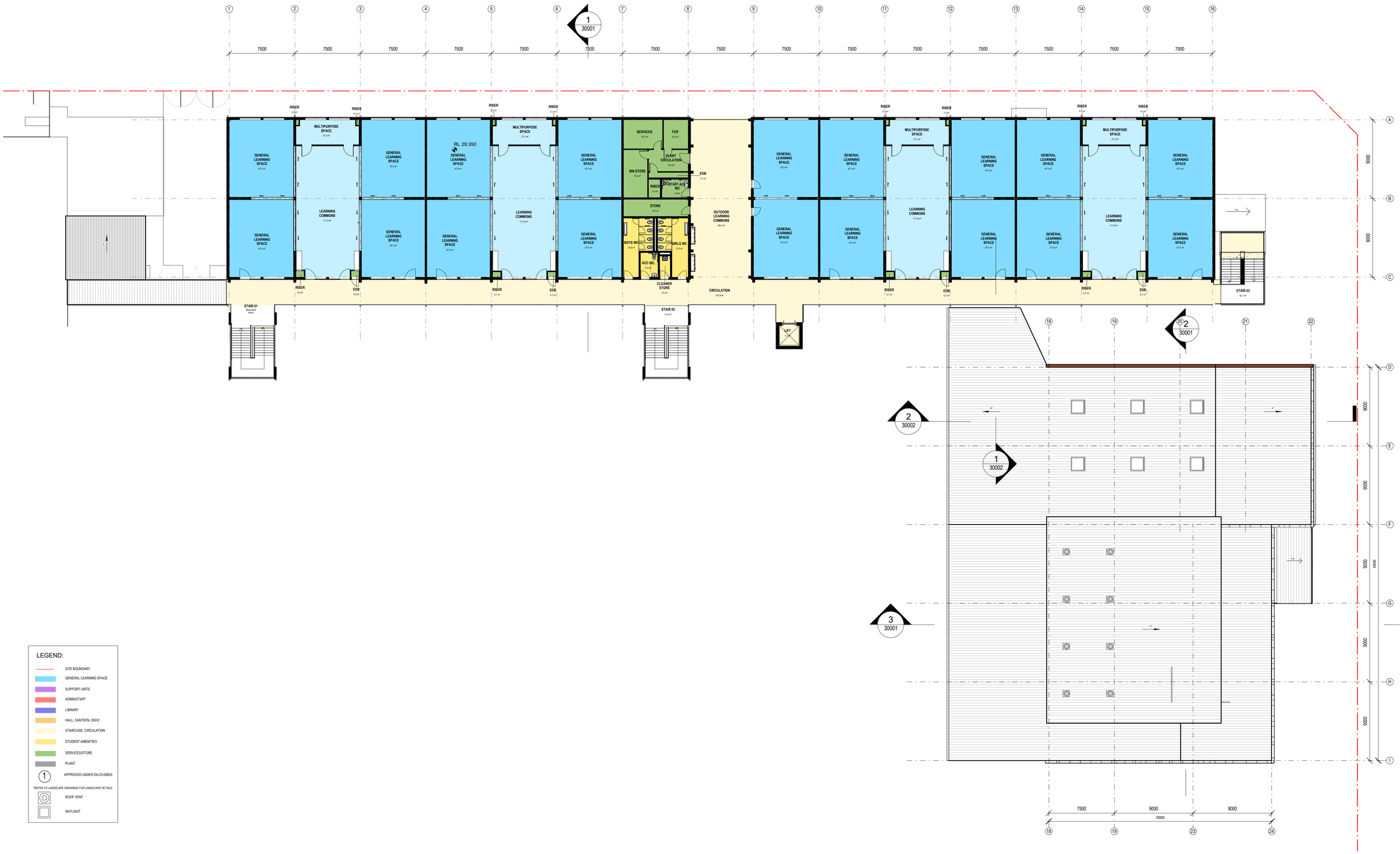
NIRIMBA FIELDS
SYDNEY. NSW, 2763

DRAWING TITLE: **GENERAL ARRANGEMENT - LEVEL 1**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **As indicated @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-ZZ-L1-DR-A-10002[E]**
DATE: **08/12/2023**

TRITON PARADE



LEGEND:

- SITE BOUNDARY
- GENERAL LEARNING SPACE
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- LIBRARY
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PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

DRAWING TITLE: **GENERAL ARRANGEMENT - LEVEL 2**

DESIGN DEVELOPMENT

PROJECT NO: **22135**

SCALE: **As indicated @ A1**

SHEET SIZE: A1

DRAWING NO: **NFS-BLP-ZZ-L2-DR-A-10003[E]**

DATE: **08/12/2023**

1 BUILDING A NORTH ELEVATION- WEST WING

1 : 100

2 BUILDING A NORTH ELEVATION- EAST WING

1 : 100

LEGEND

RL 0.000 — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.

RL 0.000 — NATURAL GROUND LEVEL (METRES) ABOVE DATUM.

REFER TO CIVIL DRAWINGS FOR DETAILED INFORMATION ON SITE GRADE FOR OVERLAND FLOW

- CD-01 - CEMINTEL BARESTONE 1 - ORIGINAL
- CD-02 - CEMINTEL BARESTONE 2 - ASH
- CD-03 - CEMINTEL BARESTONE 3 - LUNAR
- CD-04 - CEMINTEL SURROUND - GREENBACK
- CD-05 - CEMINTEL SURROUND - GARB
- CD-06 - CEMINTEL SURROUND - MAINLAND
- RF-01 - COLORBOND - SHALE GREY
- DP-01 - COLORBOND DOWNPIPE - SHALE GREY
- GS-02 - TRANSLUCENT GLAZING
- MS-01 - METAL SCREEN, POWDERCOATED ALUMINIUM
- OD-01 GLAZED PANEL LIFT DOOR, AUTO OPERATION
- CF-20 PRECAST CONCRETE

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E	12/12/2023	80% SCHEMATIC DESIGN	BLP	
F	15/12/2023	DEVELOPMENT APPLICATION. REV C	BLP	

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SYDNEY. NSW, 2763

DRAWING TITLE: **ELEVATION - BUILDING A NORTH ELEVATION**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**

SCALE: **1:100@A3**

SHEET SIZE: A1

DRAWING NO: **NFS-BLP-A-ZZ-DR-A-20001[F]**

DATE: **15/12/2023**

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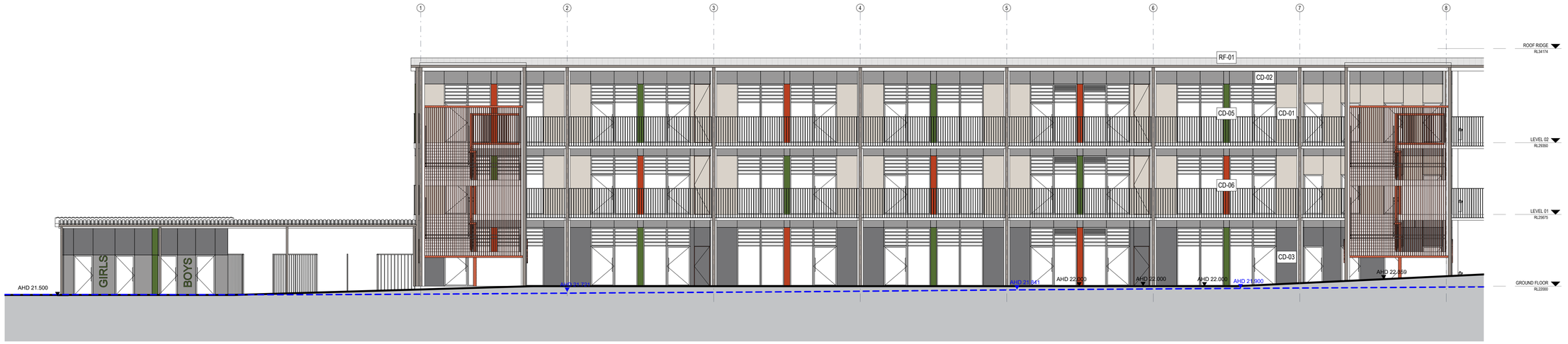
1 : 100



2 BUILDING A SOUTH ELEVATION- EAST WING
1 : 100

LEGEND

RL 0.000 — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.

RL 0.000 — NATURAL GROUND LEVEL (METRES) ABOVE DATUM.

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- CD-04 - CEMINTEL SURROUND - GREENBACK
- CD-05 - CEMINTEL SURROUND - GARB
- CD-06 - CEMINTEL SURROUND - MAINLAND
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PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

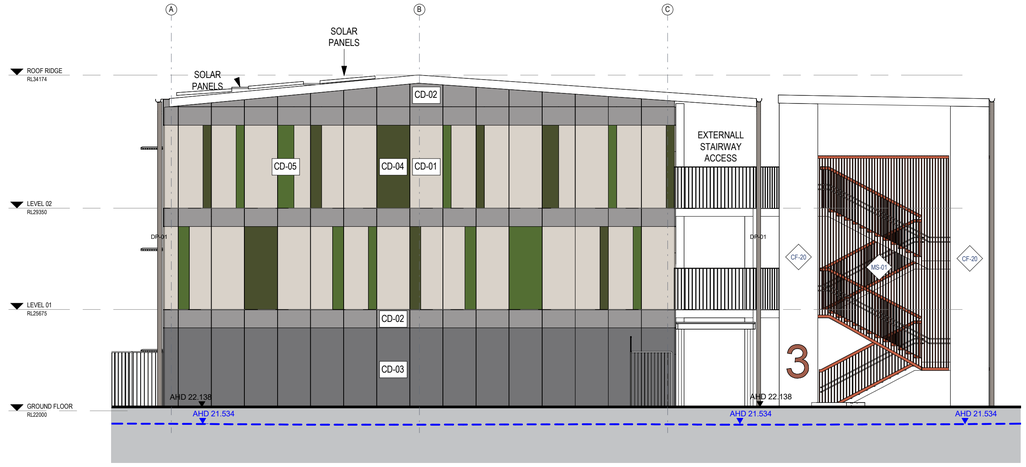
ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

DRAWING TITLE: **ELEVATION - BUILDING A SOUTH ELEVATION**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **As indicated @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-A-ZZ-DR-A-20002[F]**
DATE: **15/12/2023**

1 BUILDING A EAST ELEVATION
1 : 100



2 BUILDING A WEST ELEVATION
1 : 100

LEGEND

RL 0.000 — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.

RL 0.000 — NATURAL GROUND LEVEL (METRES) ABOVE DATUM.

- CD-01 - CEMINTEL BARESTONE 1 - ORIGINAL
- CD-02 - CEMINTEL BARESTONE 2 - ASH
- CD-03 - CEMINTEL BARESTONE 3 - LUNAR
- CD-04 - CEMINTEL SURROUND - GREENBACK
- CD-05 - CEMINTEL SURROUND - GARB
- CD-06 - CEMINTEL SURROUND - MAINLAND
- RF-01 - COLORBOND - SHALE GREY
- DP-01 - COLORBOND DOWNPIPE - SHALE GREY
- GS-02 - TRANSLUCENT GLAZING
- MS-01 - METAL SCREEN, POWDERCOATED ALUMINIUM
- OD-01 GLAZED PANEL LIFT DOOR, AUTO OPERATION
- CF-20 PRECAST CONCRETE

Billard Leece Partnership
Level 26/72-80 Cooper Street.
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NSW, Australia
T +61 3 9656 5000
E info@blp.com.au
www.blp.com.au

CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

REV	DATE	DESCRIPTION	BY	CHK
A	10/11/2023	70% DRAFT DA	BLP	
B	17/11/2023	95% DRAFT DA	BLP	
C	29/11/2023	DEVELOPMENT APPLICATION	BLP	
D	8/12/2023	DEVELOPMENT APPLICATION		

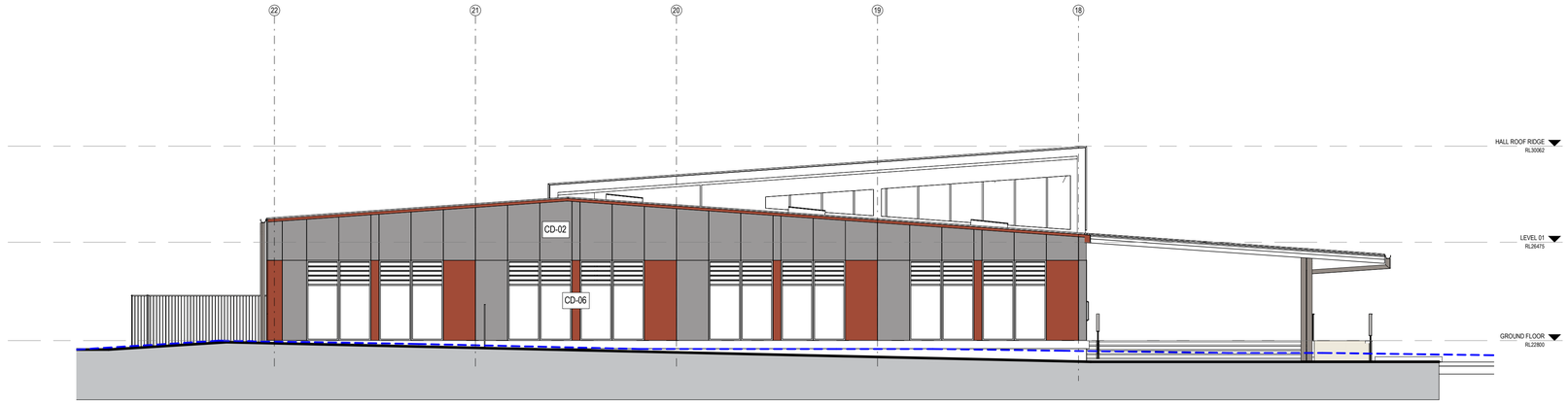
PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

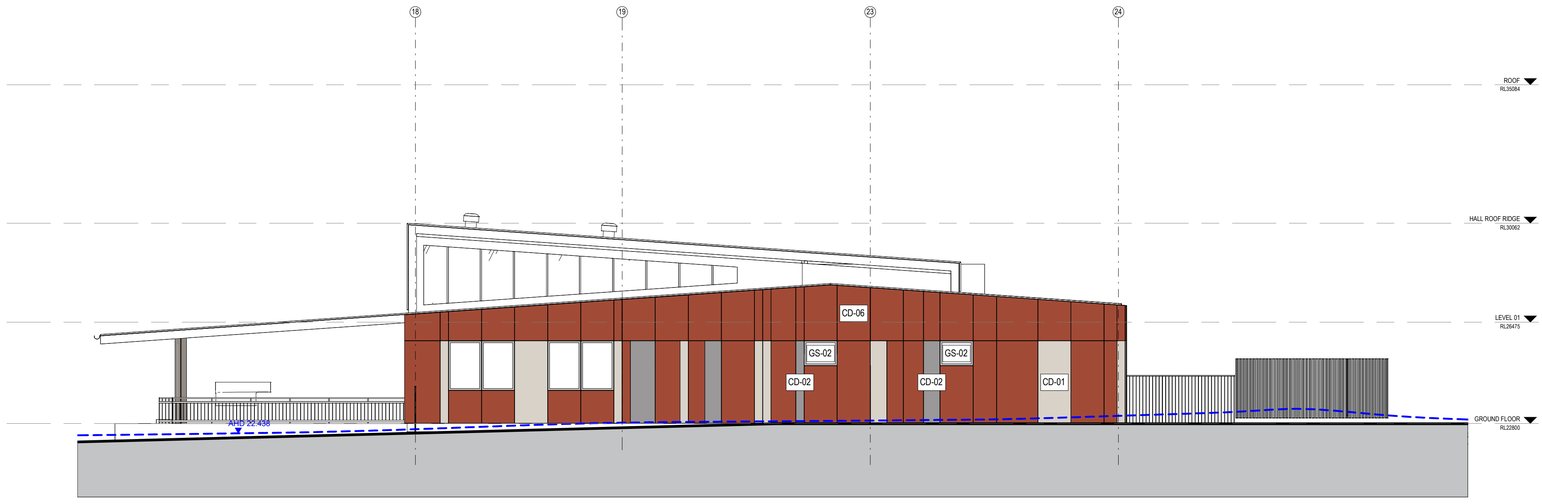
DRAWING TITLE: **ELEVATION - BUILDING A EAST& WEST ELEVATION**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **As indicated @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-A-ZZ-DR-A-20003[D]**
DATE: **08/12/2023**



1 BUILDING B NORTH ELEVATION
1 : 100



2 BUILDING B SOUTH ELEVATION
1 : 100

LEGEND

RL 0.000 — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.

RL 0.000 — NATURAL GROUND LEVEL (METRES) ABOVE DATUM.

- CD-01 - CEMINTEL BARESTONE 1 - ORIGINAL
- CD-02 - CEMINTEL BARESTONE 2 - ASH
- CD-03 - CEMINTEL BARESTONE 3 - LUNAR
- CD-04 - CEMINTEL SURROUND - GREENBACK
- CD-05 - CEMINTEL SURROUND - GARB
- CD-06 - CEMINTEL SURROUND - MAINLAND
- RF-01 - COLORBOND - SHALE GREY
- DP-01 - COLORBOND DOWNPIPE - SHALE GREY
- GS-02 - TRANSLUCENT GLAZING
- MS-01 - METAL SCREEN, POWDERCOATED ALUMINIUM
- OD-01 GLAZED PANEL LIFT DOOR, AUTO OPERATION
- CF-20 PRECAST CONCRETE

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CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

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B	17/11/2023	95% DRAFT DA	BLP	
C	29/11/2023	DEVELOPMENT APPLICATION	BLP	
D	8/12/2023	DEVELOPMENT APPLICATION		

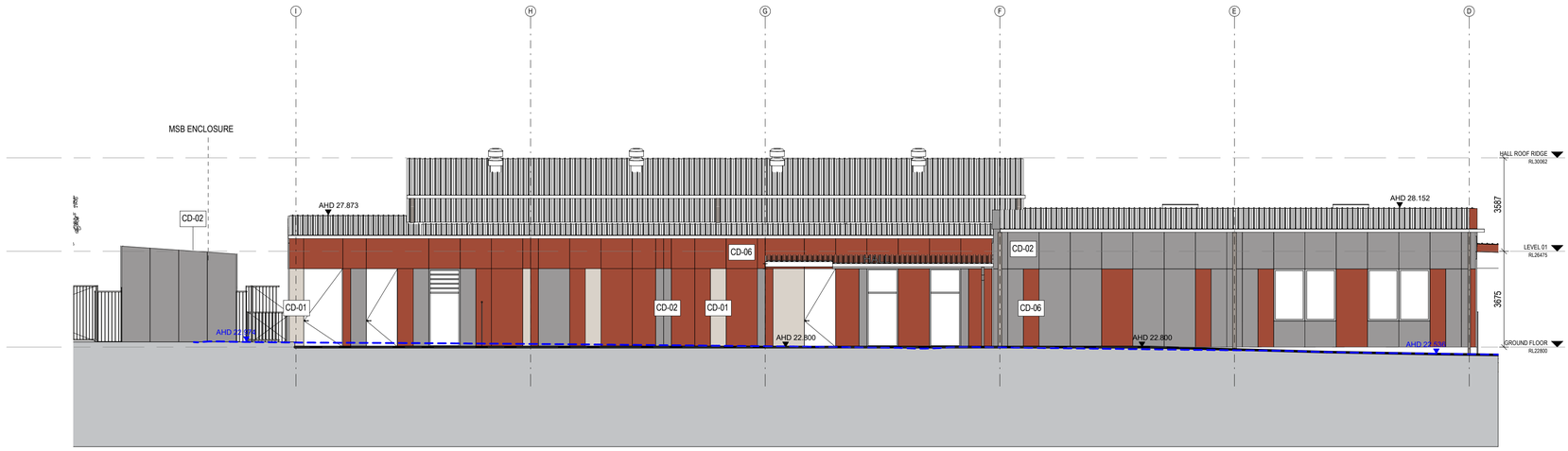
PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

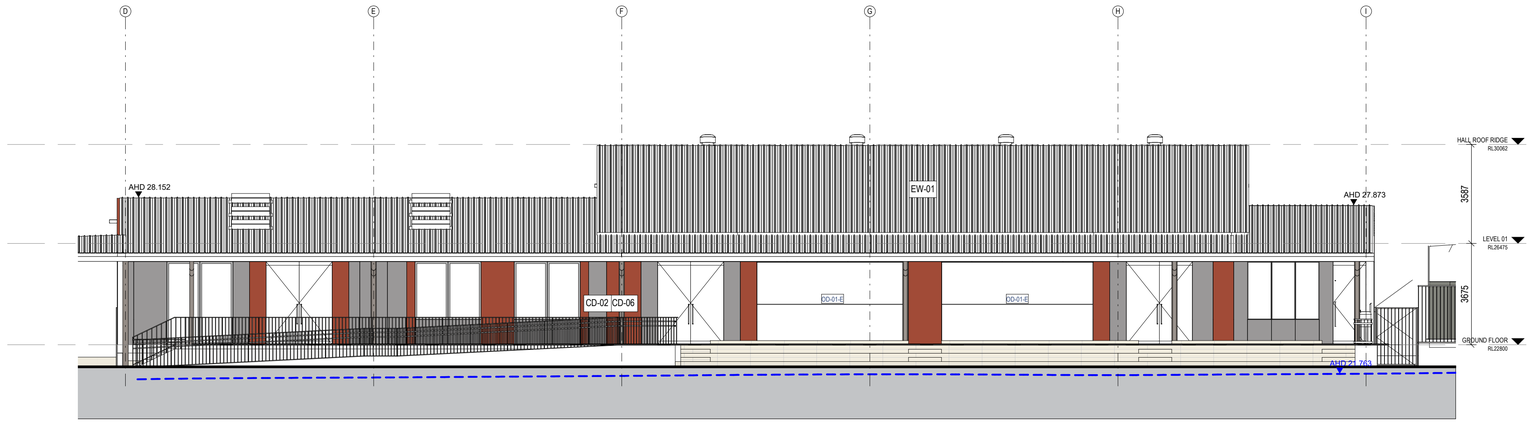
DRAWING TITLE: **ELEVATION - BUILDING B NORTH&SOUTH ELEVATION**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **As indicated @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-B-ZZ-DR-A-20004[D]**
DATE: **08/12/2023**



1 BUILDING B EAST ELEVATION
1 : 100



2 BUILDING B WEST ELEVATION - RAMP NOT SHOWN FOR CLARITY
1 : 100

LEGEND

RL 0.000 — PROPOSED FINISHED FLOOR LEVEL (METRES) ABOVE DATUM.

RL 0.000 — NATURAL GROUND LEVEL (METRES) ABOVE DATUM.

REFER TO CIVIL DRAWINGS FOR DETAILED INFORMATION ON SITE GRADE FOR OVERLAND FLOW

- CD-01 - CEMINTEL BARESTONE 1 - ORIGINAL
- CD-02 - CEMINTEL BARESTONE 2 - ASH
- CD-03 - CEMINTEL BARESTONE 3 - LUNAR
- CD-04 - CEMINTEL SURROUND - GREENBACK
- CD-05 - CEMINTEL SURROUND - GARB
- CD-06 - CEMINTEL SURROUND - MAINLAND
- RF-01 - COLORBOND - SHALE GREY
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- OD-01 GLAZED PANEL LIFT DOOR, AUTO OPERATION
- CF-20 PRECAST CONCRETE

NOTE

GLS BUILDING AS PROPOSED FOR PLANNING APPROVAL

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CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

REV	DATE	DESCRIPTION	BY	CHK
B	17/11/2023	95% DRAFT DA	BLP	
C	29/11/2023	DEVELOPMENT APPLICATION. REV A	BLP	
D	8/12/2023	DEVELOPMENT APPLICATION. REV B	BLP	
E	12/12/2023	80% SCHEMATIC DESIGN	BLP	
F	20/12/2023	100% SCHEMATIC DESIGN	BLP	
G	15/05/2024	REVISED SCHEMATIC DESIGN	BLP	
H	24/09/2024	REVISED SCHEMATIC DESIGN	BLP	

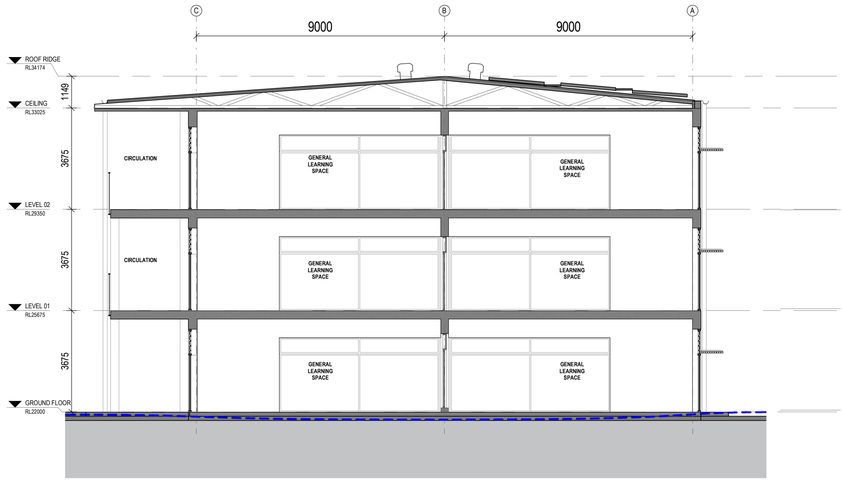
PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

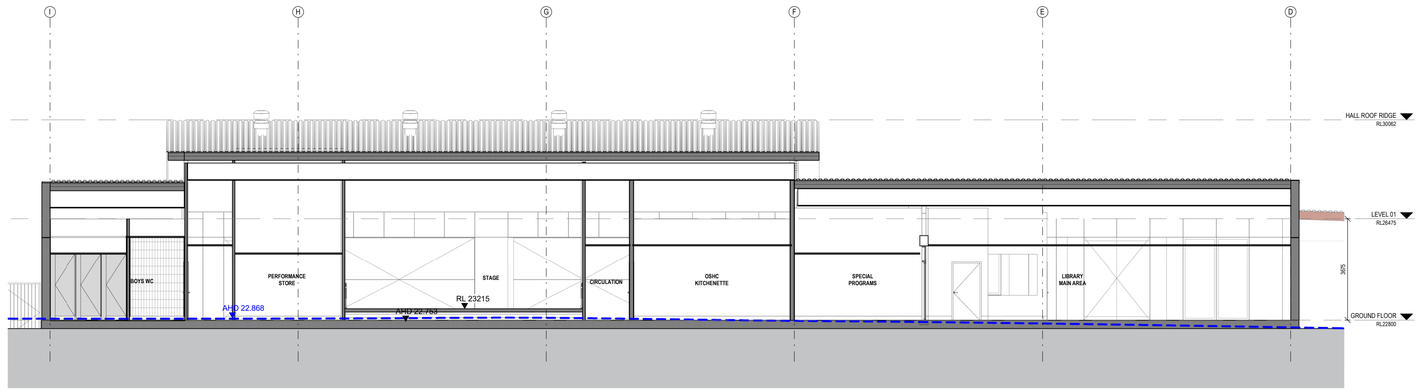
DRAWING TITLE: **ELEVATION - BUILDING B EAST& WEST ELEVATION**

SCHEMATIC DESIGN

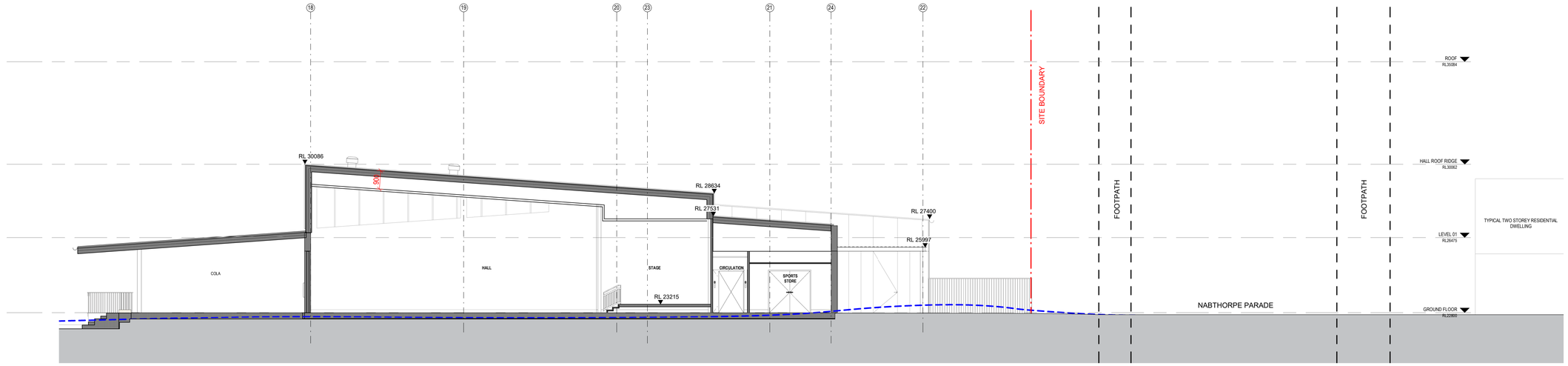
PROJECT NO: **22135**
SCALE: **As indicated @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-B-ZZ-DR-A-20005[H]**
DATE: **15/05/2024**



1 MAIN BUILDING - NORTH/SOUTH SECTION
1 : 100



2 HALL & LIBRARY - NORTH/SOUTH SECTION
1 : 100



3 HALL - EAST/WEST SECTION
1 : 100

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CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

REV	DATE	DESCRIPTION	BY	CHK
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C	29/11/2023	DEVELOPMENT APPLICATION	BLP	
D	8/12/2023	DEVELOPMENT APPLICATION		

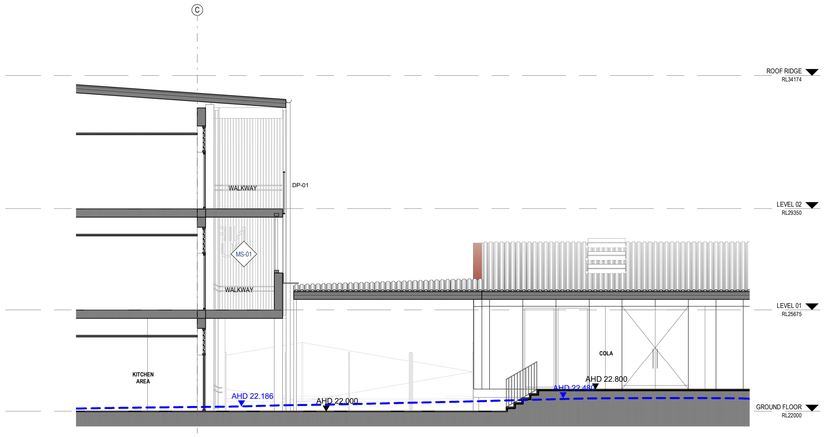
PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

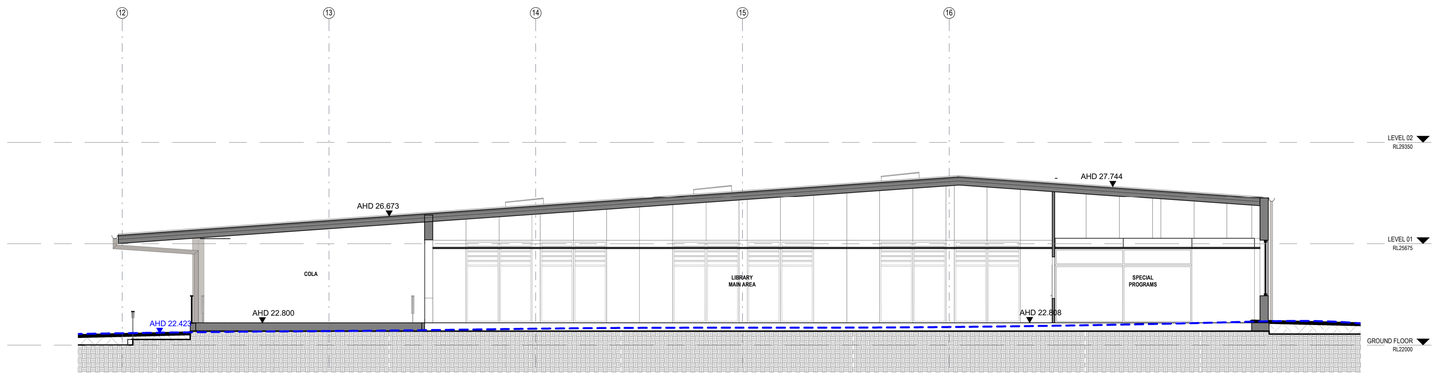
DRAWING TITLE: **SECTIONS - SHEET 01**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **1 : 100 @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-ZZ-ZZ-DR-A-30001[D]**
DATE: **08/12/2023**



1 COLA NORTH/SOUTH SECTION
1 : 100



2 LIBRARY - EAST/WEST SECTION
1 : 100

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Sydney 2010
NSW, Australia
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CLIENT: **SCHOOL INFRASTRUCTURE NSW**

NSW GOVERNMENT Education School Infrastructure

Nominated Architects: NSW Tara Veldman Reg. No. 8790

REV	DATE	DESCRIPTION	BY	CHK
A	10/11/2023	70% DRAFT DA	BLP	
B	17/11/2023	95% DRAFT DA	BLP	
C	29/11/2023	DEVELOPMENT APPLICATION	BLP	
D	8/12/2023	DEVELOPMENT APPLICATION		

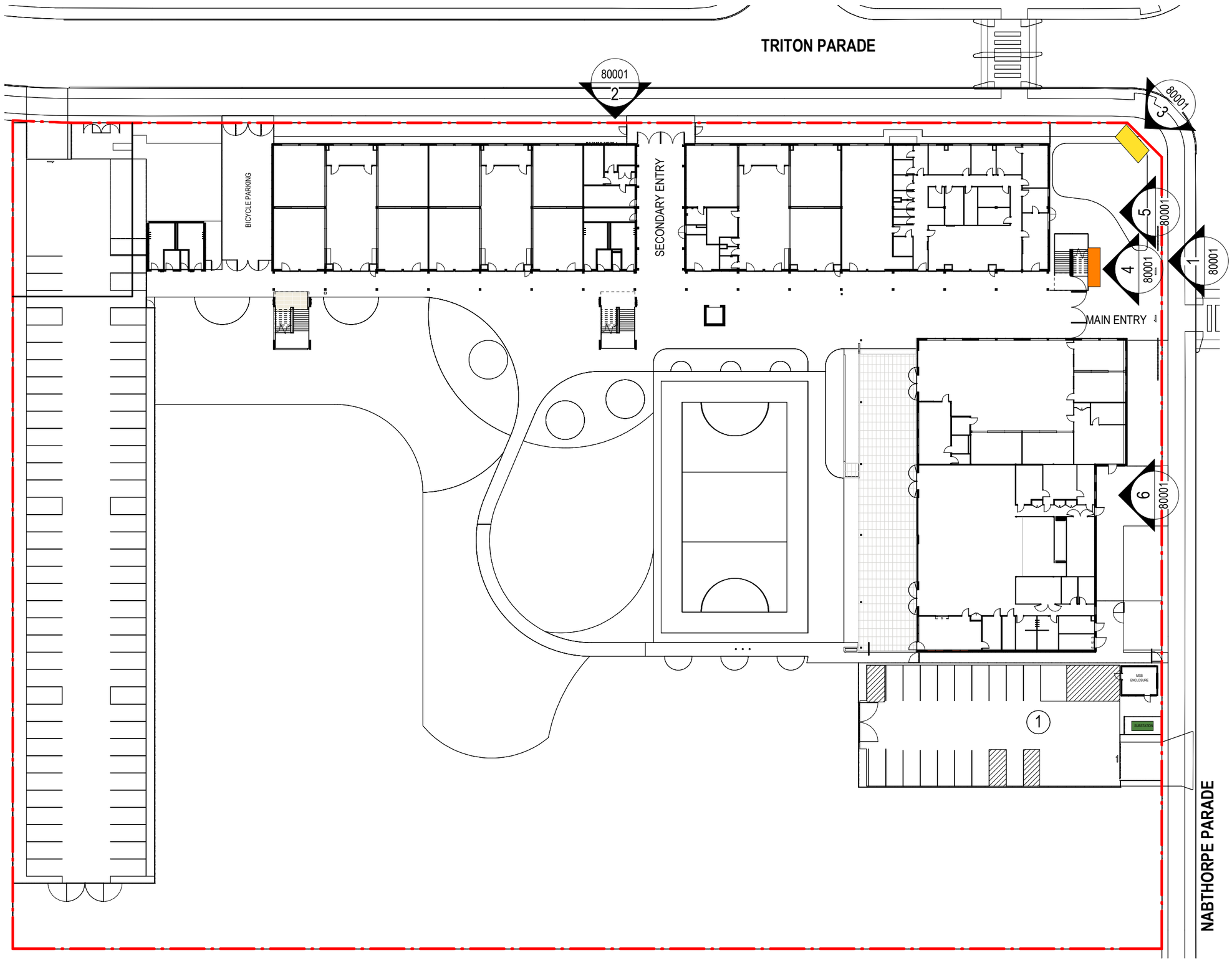
PROJECT: **NIRIMBA FIELDS NEW PRIMARY SCHOOL**

ADDRESS: **CORNER OF TRITON AND NABTHORPE PARADE**
NIRIMBA FIELDS
SYDNEY. NSW, 2763

DRAWING TITLE: **SECTIONS - SHEET 02**

DEVELOPMENT APPLICATION

PROJECT NO: **22135**
SCALE: **1 : 100 @ A1**
SHEET SIZE: A1
DRAWING NO: **NFS-BLP-ZZ-ZZ-DR-A-30002[D]**
DATE: **08/12/2023**



0 5 10 20m

1:500 @A3

N

Nominated Architects: NSW Tara Veldman Reg. No. 8790

LEGEND:

- ELEVATION SIGNAGE REFERENCE
- LED SCHOOL SIGN
- SCHOOL PLAN SIGNAGE

REV	DATE	DESCRIPTION	BY	CHK.
A	17/11/2023	95% DRAFT DA	BLP	
B	29/11/2023	DEVELOPMENT APPLICATION	BLP	

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www.blp.com.au

CLIENT

SCHOOL INFRASTRUCTURE NSW

Education
School Infrastructure

PROJECT

NIRIMBA FIELDS NEW PRIMARY SCHOOL

DESCRIPTION

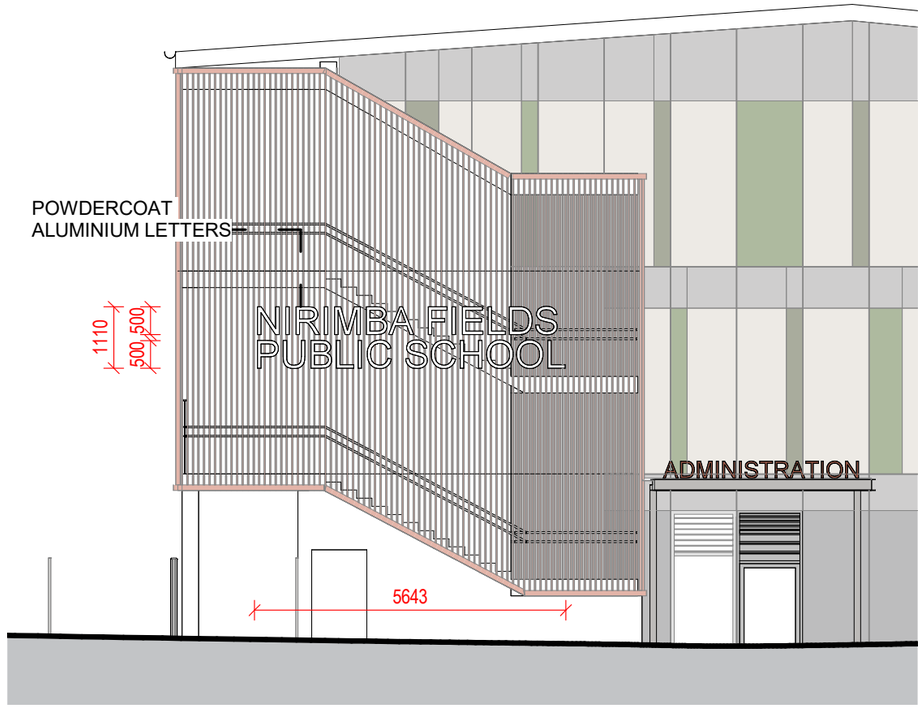
SIGNAGE PLAN - SITE PLAN

Project No	22135
Scale 1 : 500@A3	Date 08/12/2023
Drawn By Author	Checked By Checker
Drawing No	Revision

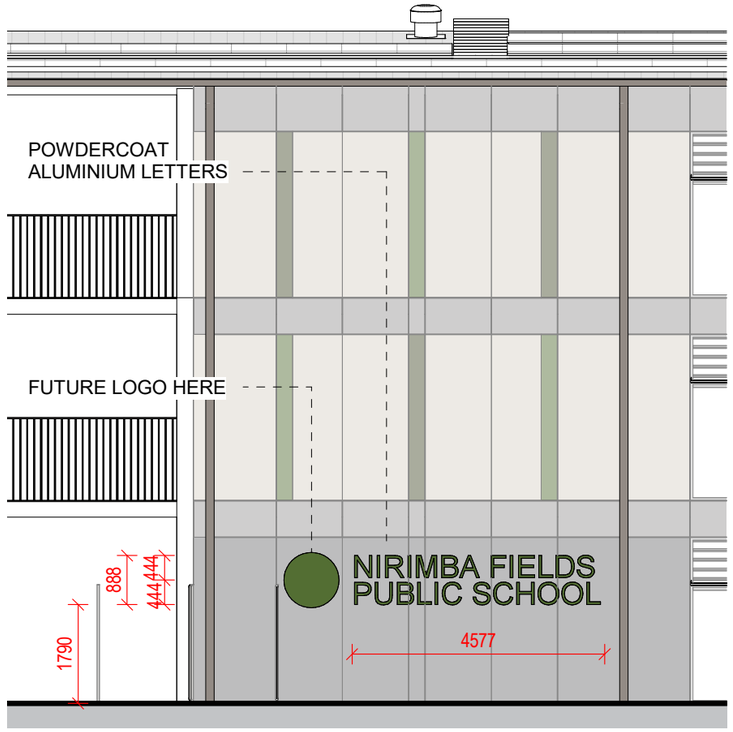
NFS-BLP-ZZ-ZZ-SH-A-80000[B]

DEVELOPMENT APPLICATION

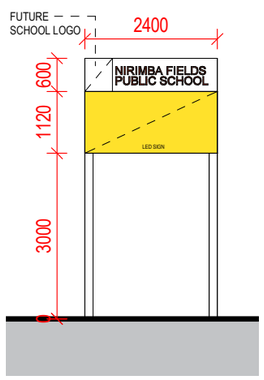
8/12/2023 12:03:49 PM



1 MAIN ENTRY ELEVATION
1 : 100

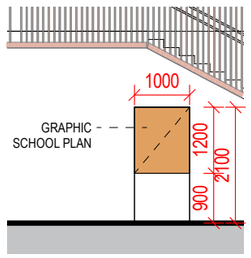


2 SECONDARY ENTRY ELEVATION
1 : 100



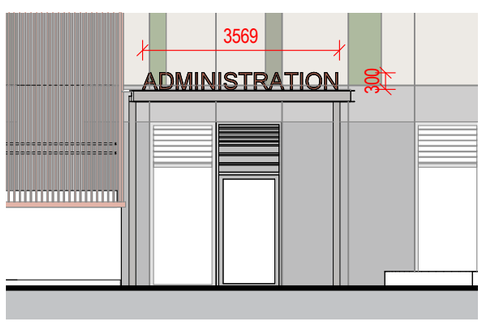
One-Sided Full Colour Outdoor LED Sign
- Size 2,400mm (W) x 1,120mm (H) active area.
- 480 x224 pixels
- Full colour LED
- Daylight readable - > 6500nits (CD/m2)
- Full picture and video capability
- IP 66/65 weatherproof rear access cabinet
- Management Software
- Wired, wireless and 3/4G cellular interface
- Aus/NZ Safety Standard Compliant
- Box Section Poles (pair) 150mm x 150mm x 4mm x 6300mm, galvanised, powder coated satin black, capped, and predrilled for data and electrical separation.
- Single-sided ACP Header Board. Includes powder coated, welded, aluminium backing frame, routered top (exact graphic is subject to Nirimba Fields Public School approval)
- Details will be finalised with LED signage company

3 LED SIGNAGE
1 : 100

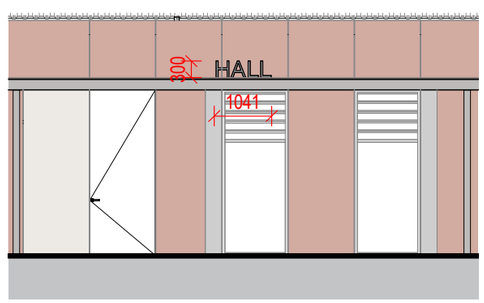


Directional School Plan Signage
- Graphic with scale map of school
- Colours to be confirmed
- Location to be confirmed

4 SCHOOL PLAN SIGNAGE
1 : 100



5 ADMINISTRATION SIGNAGE
1 : 100



6 HALL SIGNAGE
1 : 100

0 1 2 4m
1:100 @A3

Nominated Architects: NSW Tara Veldman Reg. No. 8790

REV	DATE	DESCRIPTION	BY	CHK.
A	17/11/2023	95% DRAFT DA	BLP	
B	29/11/2023	DEVELOPMENT APPLICATION	BLP	
C	8/12/2023	DEVELOPMENT APPLICATION		

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CLIENT
SCHOOL INFRASTRUCTURE NSW

NSW GOVERNMENT Education School Infrastructure

PROJECT
NIRIMBA FIELDS NEW PRIMARY SCHOOL

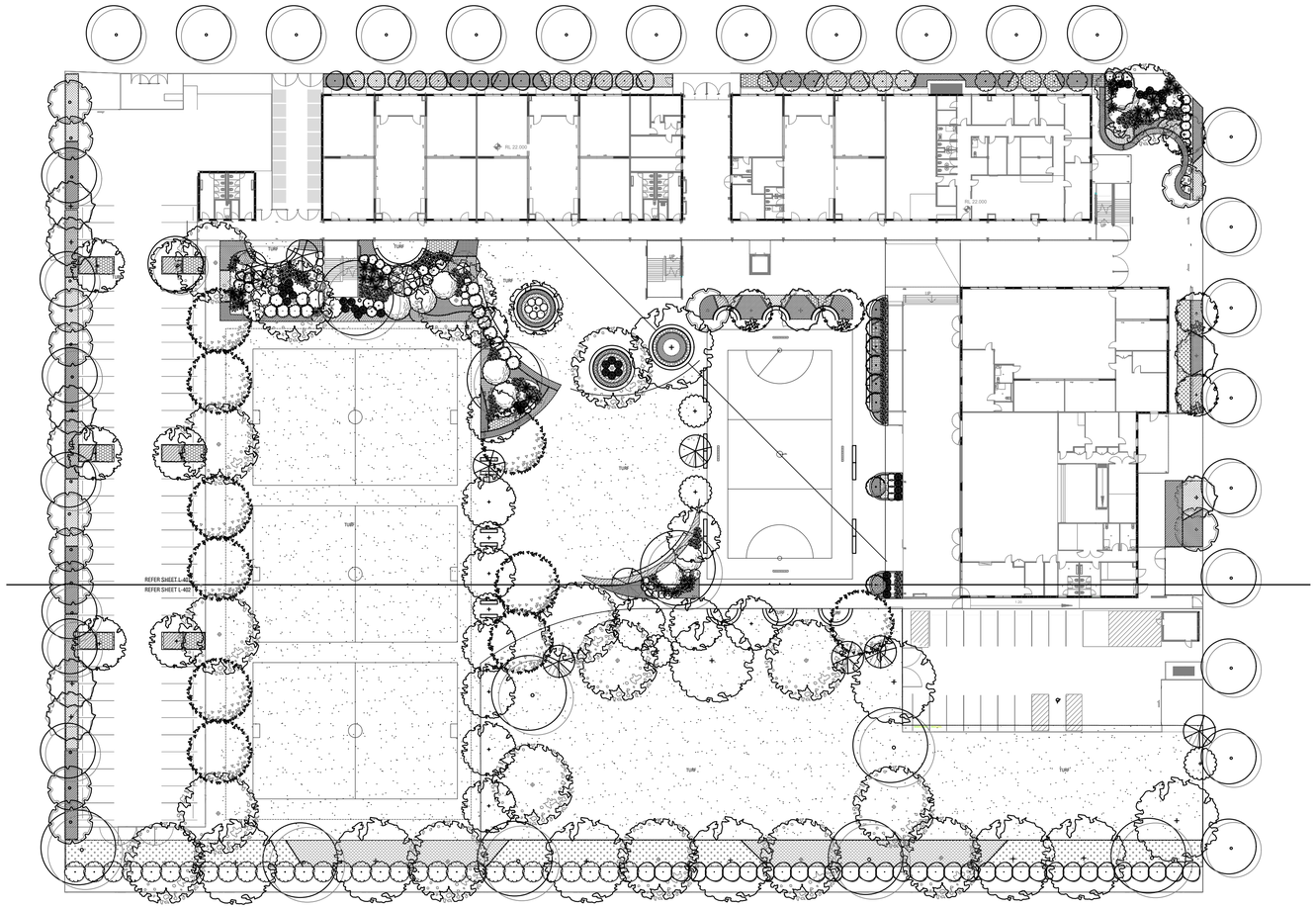
DESCRIPTION
SIGNAGE PLAN - ELEVATIONS

Project No	22135
Scale 1 : 100@A3	Date 08/12/2023
Drawn By Author	Checked By Checker
Drawing No	Revision

NFS-BLP-ZZ-ZZ-SH-A-80001[C]

DEVELOPMENT APPLICATION

7/12/2023 5:05:09 PM



ARCADIA

NIRIMBA FIELDS PUBLIC SCHOOL

DEVELOPMENT APPLICATION

PREPARED BY	Arcadia Landscape Architecture	**DATE**	07.12.23
CLIENT	Schools Infrastructure NSW	**SCALE**	1:400 @ A1
ARCHITECT	Billard Leece Partnership (BLP)	**ISSUE**	B

PLANT SCHEDULE

400

23-916 NIRIMBA FIELDS PUBLIC SCHOOL PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	DENSITY	QUANTITY
	LARGE TREES					
An	*Angophora floribunda*	Rough Barked Apple	18 x 8	100L	AS SHOWN	9
Bi	*Banksia integrifolia*	Coast Banskia	15 x 6	75L	AS SHOWN	6
Er	*Elaeocarpus reticulatus*	Blueberry Ash	15 x 10	200L	AS SHOWN	9
Ea	*Eucalyptus amplifolia*	Cabbage Gum	30 x 15	200L	AS SHOWN	18
Eci	*Eucalyptus citriodora*	Lemon Scented Gum	31 x 15	200L	AS SHOWN	10
Ec	*Eucalyptus crebra*	Narrow Leaved Ironbark	20 x 10	100L	AS SHOWN	5
Em	*Eucalyptus moluccana*	Grey Box	20 x 10	100L	AS SHOWN	6
Es	*Eucalyuptus sideroxylon*	Mugga Ironbark	30 x 15	200L	AS SHOWN	10
Et	*Eucalyptus tereticornis*	Forest Red Gum	20 x 10	100L	AS SHOWN	10
Fa	*Flindersia australis*	Crow's Ash	18 x 6	100L	AS SHOWN	11
Lc	*Lophostemon confertus*	Brush Box	15 x 8	100L	AS SHOWN	15
Lf	*Libidibia ferrea*	Leopard Tree	12 x 8	100L	AS SHOWN	15
Tl	*Tristaniopsis laurina 'Luscious'*	Luscious Water Gum	10 x 5	100L	AS SHOWN	4
Wf	*Waterhousea floribunda*	Weeping Lily Pilly	10 x 5	100L	AS SHOWN	5
Xc	*Xanthostemon chrysanthus*	Golden Penda	12 x 10	100L	AS SHOWN	16
	SHRUBS					
Af	*Acacia falcata*	Sickle Wattle	5 x 2-4	200mm	AS SHOWN	51
Apa	*Acacia parramattensis*	Parramatta Green Wattle	6 x 3-4	200mm	AS SHOWN	51
Ce	*Callistemon citrinus 'Endeavor'*	Red Bottlebrush	3 x 2	200mm	AS SHOWN	57
De	*Doryanthes excelsa*	Gymea Lily	3 x 1.5	200mm	AS SHOWN	38
Gr	*Grevillea 'Robyn Gordon'*	Robyn Gordon Grevillea	3 x 2	200mm	AS SHOWN	61
Mt	*Metrosideros thomasii*	New Zealand Christmas Bush	2 x 5	200mm	AS SHOWN	8
Pm	*Pittosporum tobira'Miss Muffet'*	Dwarf Pittosporum	1 x 1.5	140mm	AS SHOWN	41
Pr	*Prostanthera rotundifolia*	Round-Leaved Mint Bush	1.8 x 1.5	140mm	AS SHOWN	12
Ri	*Raphiolepis indica 'Oriental Pearl'*	Oriental Pearl Indian Hawthorn	1 x 1	140mm	AS SHOWN	50
Ro	*Rosmarinus officinalis 'Tuscan Blue'*	Rosemary Tuscan Blue	1.5 x 1.5	140mm	AS SHOWN	32
Rs	*Rhagodia spinescens*	Spiny Saltbush	1.5 x 2	200mm	AS SHOWN	18
Sc	*Syzygium 'Cascade'*	Cascade Lilly Pilly	3 x 2	200mm	AS SHOWN	59
Wj	*Westringia 'Jervis Gem'*	Coastal Rosemary	1 x 1.5	200mm	AS SHOWN	73
	GROUNDCOVERS & GRASSES					
Bb	*Banksia spinulosa 'Birthday Candles'*	Birthday Candles	0.5 x 1	140mm	6/m2	70
Cg	*Casuarina glauca 'Cousin It'*	Cousin It	0.3 x 1.5	200mm	6/m2	205
Ca	*Carex appressa*	Swamp Sedge	1 x 1	140mm	6/m2	632
Dc	*Dianella caerulea*	Blue Flax- Lily	0.5 -1 x 0.5	140mm	6/m2	690
Dr	*Dichondra repens*	Kidney Weed	0.2 x spreading	140mm	6/m2	174
Hm	*Hardenbergia violacea 'Meema'*	Hardenbergia Meema	0.5 x 2	140mm	6/m2	692
Hs	*Hibbertia scandens*	Guinea Flower	3 x 5	140mm	6/m2	78
Lt	*Lomandra 'Tanika'*	Mat Rush	0.6 x 0.6	140mm	6/m2	970
Le	*Liriope muscari 'Evergreen Giant'*	Liriope Evergreen Giant	0.6 x 0.6	140mm	6/m2	470
Mp	*Myoporum parvifolum 'Yareena'*	Yareena Myoporum	0.1 x 1	140mm	6/m2	254
Pe	*Poa labillardieri 'Eskdale'*	Eskdale	1 x 1	140mm	6/m2	820
Rp	*Rosmarinus officinalis 'Prostratus'*	Prostrate Rosemary	0.6 x 2	140mm	6/m2	34
Tj	*Trachelospermum jasminoides*	Star Jasmine	0.5 x 5	140mm	6/m2	232
Tt	*Trachelospermum jasminoides 'Tricolor'*	Variegated Star Jasmine	0.5 x 2	140mm	6/m2	195
Vh	*Viola hederacea*	Native Violet	0.2 x 0.5	140mm	6/m2	250
	MATRIX 01 - Boundary Planting					
Ml	*Melaleuca linariifolia 'Claret Tops'*	Honey Myrtle	1.2 x 1	140mm	1 per 2m2	292
Od	*Ozothamnus diosmifolius 'Radiance'*	Rice Flower	2 x 1.2	140mm	1 per 2m2	292
Ca	*Carex appressa*	Swamp Sedge	1 x 1	Tubestock	5/m2	1452
Hm	*Hardenbergia violacea 'Meema'*	Hardenbergia Meema	0.5 x 2	Tubestock	5/m2	1452
	MATRIX 02 - Boundary Planting					
Bs	*Bursaria spinosa*	Blackthorn	1.5 - 4 x 1.5 -4	140mm	1 per 2m2	190
Lc	*Leptospermum 'Cardwell'*	Tea Tree	2 x 1.5	140mm	1 per 2m2	190
Dc	*Dianella caerulea*	Blue Flax- Lily	0.5 -1 x 0.5	Tubestock	5/m2	950
Ta	*Themeda triandra*	Kangaroo Grass	1 x 1	Tubestock	5/m2	950

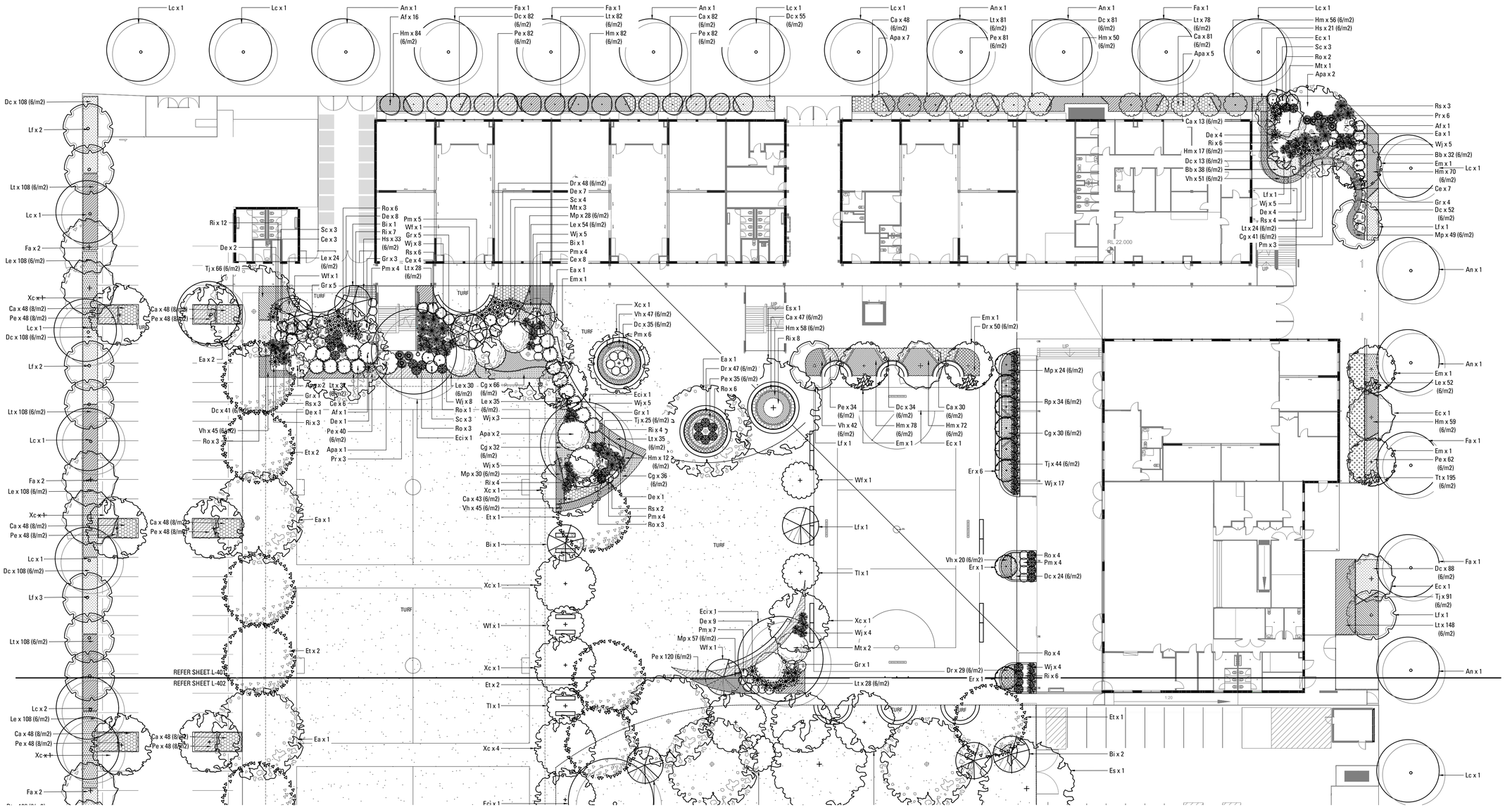
ARCADIA

NIRIMBA FIELDS PUBLIC SCHOOL
DEVELOPMENT APPLICATION

PREPARED BY	Arcadia Landscape Architecture	DATE	07.12.23
CLIENT	Schools Infrastructure NSW	SCALE	
ARCHITECT	Billard Leece Partnership (BLP)	ISSUE	B

SOFTWORKS PLAN

STREET TREE PLANTING ALONG TRITON AND NABTHORPE PARADE TO MATCH STREET
TREE PLANTING ALONG NABTHORPE PARADE ALONGSIDE THE NEW PARK (R980)



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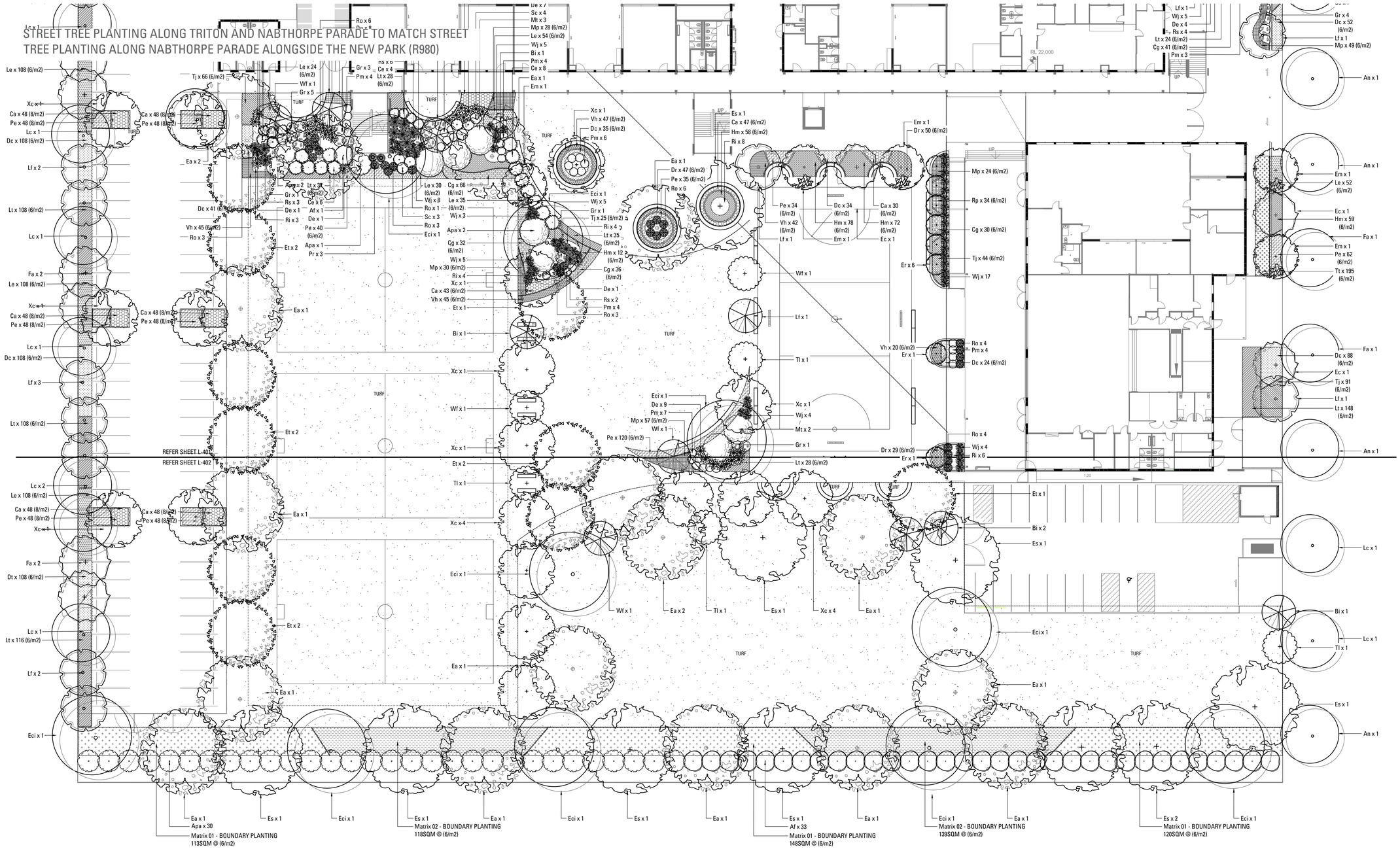

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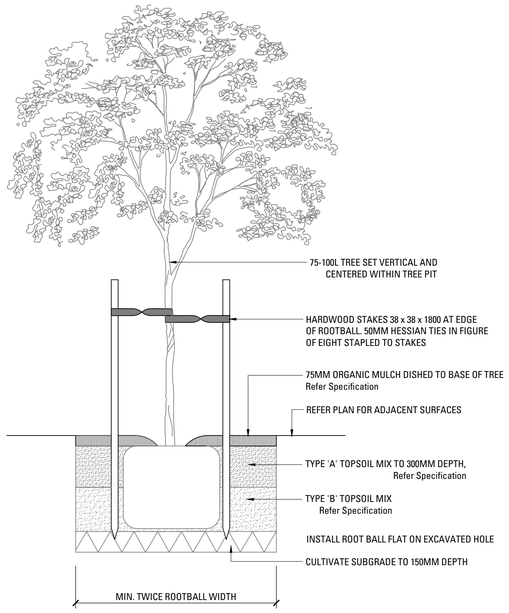
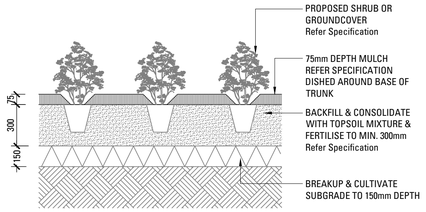
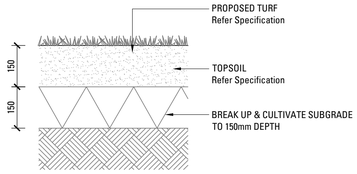


00 TREE PLANTING 75-100L
SCALE 1:20



00 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



00 TURF ON GRADE
SCALE 1:10

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ARCHITECT	Billard Leece Partnership (BLP)	**ISSUE**	B

LANDSCAPE SPECIFICATION NOTES

LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF
SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TIMBER EDGING
TIMBER EDGE: 100 X 25MM TIMBER STAKES: 50 X 50 X 500MM SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

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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: i. Any environmental planning instrument	**State Environmental Planning Policy (Biodiversity and Conservation) 2021** The following chapters of State Environmental Planning Policy (Biodiversity and Conservation) 2021 apply to the development site: • Chapter 2 Vegetation in non-rural areas applies to land in Blacktown Local Government Area. • Chapter 6 Water catchments applies to the land as it is located within the Hawkesbury-Nepean River Catchment. The controls in these Chapters are considered to have been met through development controls set out in State Environmental Planning Policy (Precincts – Central River Cities) 2021. The development generally complies with the development standards and controls established within the SEPP, to enable the orderly development of the site. The site has been cleared of any vegetation under DA-15-00999. No removal of vegetation is proposed, other than that associated with the temporary school. Furthermore, the site is identified as bio-certified land and as such development can occur without the need for any further assessment of flora and fauna under the Biodiversity Conservation Act 2016.	Yes
	State Environmental Planning Policy (Planning Systems) 2021 As this development application is for Crown development having a capital investment value of over $5 million, being $49,389,602.00, Council is responsible for the assessment, but determination of the application is to be made by the Sydney Central City Planning Panel.	Yes
	State Environmental Planning Policy (Precincts – Central River City) 2021 The site is zoned SP2 – Infrastructure (Educational Establishment) under this policy. Part 4 of Appendix 9 of this policy outlines principal development standards for this precinct. These principal development standards are not applicable to this development as the site is unaffected by any height, FSR, lot size or density standards. Under Clause 6.1, the consent authority must not grant consent to development in this precinct unless it is satisfied that any public infrastructure that is essential for the proposed development is available or adequate arrangements have been made to make that infrastructure available when	Yes

Heads of Consideration	Comment	Complies
	required. The applicant has supplied sufficient evidence that this is the case.	
	State Environmental Planning Policy (Resilience and Hazards) 2021 Chapter 4 aims to provide a state-wide planning approach to the remediation of contaminated land. Clause 4.6 requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, before granting of development consent. The development application includes a deferred commencement condition that a Section A1 Site Audit Statement be provided that certifies that the site is suitable for the proposed use as a primary school without the implementation of an environmental management plan. We have also ensured the safety of workers during construction phase through conditions relating to compliance with an updated Site Auditors Construction Environmental Management Plan to replace Revision 4 dated November 2023.	Yes, subject to conditions
	State Environmental Planning Policy (Transport and Infrastructure) 2021 Chapter 3 includes provisions for educational establishments and requirements to notify Transport for NSW (Roads & Maritime) for certain developments. 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.	Yes
	State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter 3 of this policy applies to the proposal. The applicant has provided a Sustainability Development Plan which addresses the controls listed in section 3.2.	Yes
ii. Any proposed instrument that is or has been the subject of public consultation under this Act	**Draft State Environmental Planning Policy (Environment)** The draft Environment State Environmental Planning Policy was exhibited between October 2017 and January 2018 and seeks to simplify the NSW planning system and reduce complexity without reducing the rigour of considering matters of State and Regional significance. The State Environmental Planning Policy effectively consolidates several State Environmental Planning Policies including State Environmental Planning Policy 19 Bushland in Urban Areas, State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 – 1997) and Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment and removes duplicate considerations across Environmental Planning Instruments.	Yes. This proposal is not inconsistent with the provisions of this draft State Environmental Planning Policy.

Heads of Consideration	Comment	Complies
	Draft State Environmental Planning Policy (Remediation of Land) The draft Remediation of Land State Environmental Planning Policy was exhibited from January to April 2018 with the intent that it repeal and replace State Environmental Planning Policy 55 - Remediation of Land (SEPP 55) in relation to the management and approval pathways for contaminated land. SEPP 55 has since been repealed and its provisions were consolidated into the State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4. However, Chapter 4 of this new policy does not includes the changes that were exhibited in 2018 and those provision are still under review. The draft Remediation of Land State Environmental Planning Policy will: • provide a state-wide planning framework for the remediation of land • maintain the objectives and reinforce those aspects of the existing framework that have worked well • clearly list the remediation works that require development consent • categorise remediation work based on the scale, risk and complexity of the work • require environmental management plans relating to post remediation, maintenance and management of on-site remediation measures to be provided to Council.	Yes. This proposal is not inconsistent with the provisions of this draft State Environmental Planning Policy subject to conditions that will be imposed
iii. Any development control plan	**Blacktown City Council Growth Centre Precincts Development Control Plan 2010** Schedule 5 – Schofields Precinct Clause 3.36(9) of State Environmental Planning Policy (Transport & Infrastructure) 2021 excludes the application of a DCP in the assessment of an application for school made under the SEPP.	Yes, with the exception of what would otherwise be a variation to the provision of car parking
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,	There are no related planning agreements	NA
v. the regulations (to the extent that they prescribe matters for the	Refer to Part 4, Division 1 of the Environmental Planning & Assessment Regulations 2021, Clause 61 Section 4.33(2) of the Environmental Planning & Assessment Act 1979, states:	NA

Heads of Consideration	Comment	Complies
purposes of this paragraph),	4.33 Determination of Crown development applications (2) If the consent authority fails to determine a Crown development application within the period prescribed by the regulations, the applicant or the consent authority may refer the application …….to the Minister…… Clause 95(2) of the Environmental Planning & Assessment Regulation 2021 states: For the purposes of the Act, section 4.33(2), the prescribed period is 70 days after the day on which the Crown development application is lodged.	
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	It is considered that the likely impacts of the development have been satisfactorily addressed and that the proposed development will not result in unfavourable social, economic or environmental impacts on the locality.	Yes
c. The suitability of the site for the development	The site is zoned SP2 – Infrastructure (Educational Establishment) under State Environmental Planning Policy (Precincts – Central River City) 2021. The proposed educational establishment is a permissible use in the SP2 zone. In addition, the proposal is consistent with relevant state environmental planning policies and Blacktown City Council Growth Centre Precincts Development Control Plan 2010. The development application includes a deferred commencement condition that a Section A1 Site Audit Statement be provided that certifies that the site is suitable for the proposed use as a primary school without the implementation of an environmental management plan.	Yes, subject to the deferred commencement condition being complied with.
d. Any submissions made in accordance with this Act, or the regulations	The proposed development was notified to property owners and occupiers in the locality between 24 February and 6 March 2024. The development application was also advertised in the local newspapers and a sign was erected on the site. No submissions were received.	Yes
e. The public interest	Noting that the likely impacts of the development are satisfactory, and that there is a deferred commencement condition that the site is certified as suitable for the development, the construction and use of a permanent public primary school that will service the local community is in the public interest.	Yes, subject to the deferred commencement condition being complied with.

2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Summary comment	Complies
The land is bio-certified under the Biodiversity Conservation Act 2016. Clearing of vegetation on-site was approved and undertaken under DA-15-00999. The only vegetation proposed for removal under DA-24-00001 is that which has been planted under DA-23-00653, which approved the temporary school currently operating on-site.	Yes

3 State Environmental Planning Policy (Industry and Employment) 2021

Summary comment	Complies
The proposal includes signage consisting of school identification signs, building identification signs, a school plan sign and an LED sign. As such an assessment has been undertaken against Chapter 3 and Schedule 5 of State Environmental Planning Policy (Industry and Employment) 2021, which governs advertising and signage. We have assessed the development application against the relevant provisions and the proposal is compliant with all applicable matters of this policy.	Yes

4 State Environmental Planning Policy (Planning Systems) 2021

Summary comment	Complies
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 Crown Developments with a capital investment value of over $5 million. As this development application is for Crown development having a capital investment value of over $5 million, being $49,389,602.00, Council is responsible for the assessment, but determination of the application is to be made by the Sydney Central City Planning Panel.	Yes.

5 State Environmental Planning Policy (Precincts - Central River City) 2021

Summary comment
We have assessed the development application against the relevant provisions and the proposal is compliant with all matters under the State Environmental Planning Policy (Precincts - Central River City) 2021.

6 State Environmental Planning Policy (Resilience and Hazards) 2021

Summary comment	Complies
Chapter 4 Remediation of Land	Yes, subject to a deferred

Summary comment	Complies
Chapter 4 aims to provide a state-wide planning approach to the remediation of contaminated land. Clause 4.6 requires a consent authority to consider whether the land is contaminated and if it is suitable or can be remediated to be made suitable for the proposed development, before granting of development consent. In response to this policy, a Detailed Site Investigation Report, Site Audit Report and a Section B Site Audit Statement were prepared and submitted by the applicant with the development application. Due to the history of the site as described in section 8.1 of the assessment report, and the absence of a Section A1 certification in the Site Audit Statement, we don't consider these reports to be adequate and we require a Section A1 Site Audit Statement to be submitted to confirm that the site has been made suitable for a school without any limitations. As such our recommendation is for a deferred commencement consent subject to receipt of a Section A1 Site Audit Statement which certifies that the site is suitable for the proposed use as a primary school.	commencement condition of consent

7 State Environmental Planning Policy (Transport and Infrastructure) 2021

Summary comment	Complies
The State Environmental Planning Policy sets out the applicable controls for Educational Establishments and Child Care Facilities. Clause 3.36(9) State Environmental Planning Policy (Transport and Infrastructure) 2021 specifically excludes the application of DCPs in the assessment of an application for a school made under the SEPP. Clause 3.58 'Traffic-generating development' requires development for the purpose of an educational establishment with 50 or more additional students, including new premises, to be referred to Transport for NSW. The application was referred to Transport for NSW, which raised no objections, subject to conditions which have been included on consent.	Yes, subject to conditions of consent.

7.1 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	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. Landscaping should be integrated into the design of school developments to enhance on-site amenity, contribute to	The design of the development is such that it responds and aligns with the existing built and natural surroundings of the site. The proposal features generous provisions of open space, consistent the future public park to the south and west of the site. The tallest structures on-site, being the 3-storey building, is located fronting Triton Parade and opposite future commercial development on land that is zoned accordingly. Building B is scaled

	the streetscape and mitigate negative impacts on neighbouring sites. 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.	appropriate to the lower residential development opposite on Nabthorpe Parade. A Landscape Design Report has been submitted with the application. The landscaping is of high-quality design and has been integrated with the design of the school development, providing amenity and enhancing the streetscape.
2. Sustainable, efficient and durable	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. Schools should be designed to be durable, resilient and adaptable, enabling them to evolve over time to meet future requirements.	The school is designed to minimise the consumption of natural resources and reduce waste generated on-site. A Sustainability Development Plan has been submitted with the applicant which includes: • Minimisation of waste from complying with Green Star minimum requirements, aiming for an 80% waste diversion from landfill, excluding excavation and hazardous waste • Inclusion of 99kW solar power systems to enhance self-sufficiency • Minimal use of potable water through water-saving fixtures, rainwater harvesting systems and efficient irrigation techniques, including water reuse for toilet flushing and garden irrigation. Other measures have also been incorporated into the design, including window orientation and shading and materials used in construction.
3. Accessible and inclusive	School buildings and their grounds should provide good wayfinding and be welcoming, accessible and inclusive to people with differing needs and capabilities. Schools should actively seek opportunities for their facilities to be shared with the community and cater for activities outside of school hours.	The site incorporates appropriate wayfinding signage to assist visitors and first-time users with identifying key buildings and outdoor spaces. Accessible paths of travel are provided throughout the site allowing for ease of access of school facilities. An elevator providing access to the multiple storeys of Building A is centrally located within the building. In terms of shared use with the community, the applicant identifies that the school will also be used occasionally outside of standard school hours for activities including school dances, fundraisers and fetes. It is also understood that negotiations between the Department of Education and Council are ongoing in terms of options for community use of the school hall however no agreement has been reached to date.

4. Health and Safety	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.	Crime prevention through environmental design (CPTED) principles have been incorporated into the design of the school, including signage, building design, fencing & gating, landscaping, surveillance systems along with fire safety and emergency management and evacuation plans. The application was referred to NSW Police, who raised no objections to the proposal and provided conditions of consent.
5. Amenity	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. Schools located near busy roads or near rail corridors should incorporate appropriate noise mitigation measures to ensure a high level of amenity for occupants. 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.	The school has been designed to provide welcoming spaces suitable for a diverse range of educational, informal and community activities. This includes the creation of well-planned and efficient indoor and outdoor learning and play spaces, tailoring to different stages and age groups. Access to sunlight, natural ventilation and pleasant outlooks have been prioritised when designing the building. The buildings on-site have been sited & scaled to minimise visual impact on the surrounding area and provides an acceptable, landscaped outlook from both within the site and for views into the site.
6. Whole of life, flexible and adaptive	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.	Durable materials have been selected of which the school is to be constructed from, including fibre cement sheeting, precast concrete, powder coated aluminium fencing, colorbond roofing and a flexible 9m x 7.5m grid for rooms within the building. The indoor and outdoor spaces as provided are flexible in terms of end use.
7. Aesthetics	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. 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.	The appearance of the proposed school is of high-quality design. Buildings have been designed as such that they are sympathetic to their surroundings in terms of bulk and scale with a high level of landscaping proposed across the site. High quality and durable materials have been incorporated into overall building design.

8 State Environmental Planning Policy (Sustainable Buildings) 2022

Summary comment	Complies
Chapter 3 ‘Standards for non-residential development’ identifies considerations for the consent authority, including controls listed in Section 3.2. An Embodied Emissions Summary Report of materials used to construct the development was submitted with the development application in line with the provisions of this policy.	Yes

9 Central City District Plan 2018

Summary comment	Complies
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: **Liveability** • Improving access to jobs and services • Creating great places • Contributing to the provision of services to meet communities’ changing needs.	Yes

10 Blacktown Local Strategic Planning Statement 2020

Summary comment	Complies
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. The development application is consistent with the following priorities: • LPP1: Planning for a city supported by infrastructure • LPP3: Providing services and social infrastructure to meet peoples changing needs • LPP10: Growing targeted industry sectors	Yes

Attachment 7

Conditions of consent (draft)

Proposed development Construction of Nirimba Fields Public School

Property description Triton Parade, Nirimba Fields

Section 4.16 (3) of the Environmental Planning and Assessment Act 1979

DEFERRED COMMENCEMENT MATTERS

0.1 This Development Consent is not to operate until such time as:

(a) A NSW Environment Protection Authority accredited Site Auditor must carry out a site audit as defined in the Contaminated Land Management Act 1979;

(b) A Section A1 Site Audit Statement from that site audit must be provided to Council certifying that the site is suitable for the proposed use as a primary school without the implementation of an environmental management plan.

(c) The certification in the Site Audit Statement must not be qualified by reference to any requirement to carry out any additional works to:

- encapsulate or contain any contaminant; or
- monitor or assess any contaminant or the encapsulation or containment of any contaminant.

(d) A PFAS Emplacement Area Future Works Plan that has been endorsed by the Site Auditor is provided to Council:

i. accurately showing:

- the part of the site where PFAS impacted soils have been emplaced (the PFAS Emplacement Area); and
- the depth of clean fill covering those PFAS impacted soils, and

ii. specifying that there must be no excavation or other intrusive works in the PFAS Emplacement Area except in compliance with the following requirements:

- the person proposing to carry out the excavation or other intrusive works in the PFAS Emplacement Area has been notified of the PFAS Emplacement Area Future Works Plan
- prior to the commencement of those excavation or other intrusive works, a management plan for those works, describing the proposed excavation or other intrusive works, has been prepared, reviewed, and endorsed by the Site Auditor;
- the Site Auditor has certified that the management plan is appropriate for the management of PFAS impacted materials;
- the management plan is complied with; and
- upon completion of the excavation or other intrusive works, a containment layer of clean fill is reinstated to a depth of not less

than 3m across the whole of that part of the Emplacement Area in which the excavation or other intrusive works were carried out.

0.2 Provision of the Section A1 Site Audit Statement and Site Audit Report for the school as per condition 1(a), (b) and (c), provision of Interim Audit Advice from an EPA Accredited Auditor confirming that the PFAS Emplacement Area Future Works Plan is appropriate and meets the requirement as per condition 1(d) as indicated above, and a copy of the PFAS Emplacement Area Future Works Plan must be submitted to Council within 12 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse pursuant to section 4.53(6) of the Environmental Planning and Assessment Act 1979.

0.4 The consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied.

0.5 Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in Part B Conditions of Consent (Once the Consent is Operation).

PART B

1 ADVISORY NOTES

1.1 **Terminology**

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

1.2 **Scope of Consent**

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

1.3 **Services**

1.3.1 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 Crown Building 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.

1.3.2 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.

1.3.3 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra’s network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra’s infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra’s assets in any way, you are required to contact: Telstra’s Network Integrity Team on phone number: 1800 810 443.

1.3.4 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.

1.4 Identification Survey

1.4.1 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.

1.5 Road Damage

1.5.1 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.

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:

Plan	Date
SITE PLAN - GROUND FLOOR 01003 REV F	15.12.2023

STAGING – STAGE 1 06002 REV C	8.12.2023
STAGING – STAGE 2 06003 REV H	9.7.2024
STAGING – STAGE 3 06004 REV C	8.12.2023
GENERAL ARRANGEMENT – GROUND FLOOR 10001 REV E	8.12.2023
GENERAL ARRANGEMENT – LEVEL 1 10002 REV E	8.12.2023
GENERAL ARRANGEMENT – LEVEL 2 10003 REV E	8.12.2023
ELEVATION – BUILDING A NORTH ELEVATIONS 20001 REV F	15.12.2023
ELEVATION – BUILDING A SOUTH ELEVATIONS 20002 REV F	15.12.2023
ELEVATION – BUILDING A EAST & WEST ELEVATIONS 20003 REV D	8.12.2023
ELEVATION – BUILDING B NORTH & SOUTH ELEVATIONS 20004 REV D	8.12.2023
ELEVATION – BUILDING B EAST & WEST ELEVATION 20005 REV H	15.05.2024
SECTIONS – SHEET 01 30001 REV D	8.12.2023
SECTIONS – SHEET 02 30002 REV D	8.12.2023
SIGNAGE PLAN – SITE PLAN 80000 REV B	29.11.2023
SIGNAGE PLAN – ELEVATIONS 80001 REV C	8.12.2023
LANDSCAPE PLANS 101, 400, 401, 402, 601 & 701 ISSUE B	7.12.2023

2.2 **Staging of Development**

2.2.1 The development is to be undertaken in the following stages:

1. Construction of the permanent school facilities (with the exception of the area being occupied by the temporary school). This will include site establishment, construction of all facilities, including 27 car parking spaces (including 2 accessible spaces) commissioning, and operation of the new facilities. The establishment of site fencing shall not affect the temporary

school's pick up and drop off space.

2. Decommissioning and removal of the temporary school (except for the temporary school car park, substation and MSB enclosure, which will remain in place).
3. Completion of remaining landscaping associated with the permanent school and completion of development including the construction of the remaining portion of the car park.

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

- Educational establishment for a maximum of 1000 students and 70 staff.

2.3 **Heritage**

2.3.1 During the carrying out of the proposed works, should any unexpected finds such as artefacts and/or unidentified material, suspected Aboriginal objects or places or suspected non-Aboriginal (European) archaeological relics not previously identified as part of an investigation be discovered, then all works shall stop immediately in that area.

Any such find is to be dealt with appropriately and in accordance with the relevant legislation.

2.4 **NSW Police**

2.4.1 Warning Signs need to be displayed around the perimeter of the school to warn intruders of what security measures have been implemented to reduce opportunities for crime.

- Warning: Trespassers will be prosecuted
- Warning: This property is under CCTV electronic surveillance.

2.4.2 The NSW Police strongly recommend that numerous CCTV surveillance camera systems are to be installed around the property. NSW Police recommend that CCTV footage is kept for a minimum of 28 days to allow Riverstone Police a suitable time frame with their investigations on a report crime.

2.4.3 Two STOP signs are to be installed either side of the main entry & exit to the site for safety.

2.4.4 All lighting sources should be compatible with requirements of any CCTV surveillance systems installed.

2.4.5 Throughout the length of the construction works, the site is to be appropriately secured by security fencing to prevent unauthorised access. CCTV surveillance systems and lighting are to be temporarily installed during this construction phase. The Traffic Management Plan shall be adhered to during construction.

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

And all designs and engineering works must comply with the PFAS Emplacement Area Future Works Plan

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

- Path Paving construction
- Final Layer Asphaltic Concrete (AC) construction
- Maintenance of the construction works

These matters will be individually addressed within the consent
Note: A bond release inspection fee will apply.

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

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

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

2.5.2 **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 (Drainage)

2.6.1 Drainage Engineer

1) Within The first year following commencement of operation, 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 is achieving a minimum 80% reuse with a minimum rainwater tank of reuse supplied of 305 KL.

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 **Department of Planning and Environment-Water**

Prior to the commencement of construction, the proponent must give written notice of the intention to carry out the development to the Department of Planning and Environment – Water and take into consideration any response received within 21 days after the notice was given.

3 PRIOR TO CROWN CERTIFICATION

3.1 **Section 7.11 Contributions under Section 7.17 Directions**

Before the issue of a Crown Certificate (for building works), contributions under Section 7.11 of the *Environmental Planning & Assessment Act 1979* must be paid.

These payments contribute to the provision of the local infrastructure specified in the contribution/s plan specified below.

The amounts below are as at 21 June 2024. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Crown (for building works) either by Council or any accredited certifier, whichever occurs first.

***PLEASE NOTE**: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card attract a % surcharge as detailed in Council's Goods and Services Pricing Schedule.*

Contribution Item	Amount
Stormwater Quantity	$1,911,724.00
Stormwater Quality	$90,612.00
Total	$2,002,336.00

The Section 7.11 contribution(s) have been based on the total developable area nominated below. Should the final plan of survey indicate any change in the total developable area, the Section 7.11 contribution(s) will be adjusted accordingly.

Developable area: 2.003 hectares

The contribution(s) will be indexed according to index specified in the contributions plan.

Copies of the following relevant contributions plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:

Section 7.11 Contributions Plan No. 24 – Schofields Precinct (Works and Land)

3.3 A separate Crown Building Certificate shall be issued prior to commencement of any construction works.

3.3.1 A Crown Building 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.

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

3.3.3 The applicant shall prepare and submit to Council a final Construction Environmental Management Plan (to include at a minimum: 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), prior to the issuing of a Crown Building Certificate.

3.3.4 The following documentary evidence shall be provided (to the Crown Certifier) prior to the works to which the evidence relates being undertaken:

(a) A “Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.

(b) 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.

3.3.5 Should any proposed 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), separate details prepared by a suitably qualified person shall be prepared indicating how that building or structure is to be:

(a) Preserved and protected from damage, and

(b) Underpinned and supported.

Such details shall accompany the Crown Building Certificate.

3.4 **Access/Parking**

3.4.1 A minimum 65 car parking spaces (excluding the 17 approved under DA-2300653) are required to be provided on site and are to have minimum internal clear dimensions in accordance with Australian Standard 2890.1.

3.4.2 The design of the car parking area is to ensure that all vehicles must enter and leave the development in the forward direction.

3.4.3 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6 and AS1428.1 - 2009.

3.4.4 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.

3.5 **Environmental Health**

3.5.1 A site specific 'Unexpected Finds Protocol' is to be prepared and made available for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

3.5.2 All recommendations outlined in the *Preliminary Construction Environmental Management Plan*, prepared by Johnstaff Pty Ltd dated 8 December 2023 are to be completed and implemented throughout the development.

3.5.3 Plans and specifications submitted for issue of a Crown Building Certificate shall demonstrate compliance with the requirements of;

- Food Act 2003 and Regulations there under.
- Australian Standard 4674-2004 Design, construction and fit-out of food premises.
- Accurate identification of the PFAS Emplacement Area.

3.5.4 All recommendations outlined in Section 13 of the *Detailed Site (Contamination) Investigation*, prepared by Douglas Partners dated 23 September 2023, must be complied with and implemented.

3.5.5 All recommendations outlined in Section 8 of the Geotechnical Investigation, prepared by Douglas Partners Pty Ltd dated 17 May 2023, must be complied with and implemented.

3.5.6 All recommendations outlined in the Noise & Vibration Impact Acoustic Assessment, prepared by NDY dated 8 December 2023, must be complied with and implemented.

3.6 **Heritage**

3.6.1 Prior to the commencement of the relevant stage of construction, a Heritage Interpretation Plan is to be submitted to the Crown Certifier and the recommendations of the Heritage Interpretation Plan are to be adopted in full.

3.7 **Open Space**

3.7.1 Prior to the commencement of construction works relating to any off-site landscaping and tree planting, detailed plans in relation to the proposed street tree planting and landscaping consistent with Council's adopted Street Tree Guidelines shall be submitted to and approved by Councils Open Space Infrastructure Officer. The Street Tree Plan shall observe the species pallette identified by Council's Street Tree Guidelines and will include the following:

- cross-sections showing dimensions of tree pits
- species to be:
    - Flindersia australis in Triton Parade
    - Lophostemon confertus in Nabthorpe Parade
- details of root protection barriers
- minimum container size of 45 litres
- soil specifications
- location of tree pits in relation to services, intersections and future driveways, light poles, stormwater pits, sewerage infrastructure and utilities
- Street tree maintenance

NOTE: Any tree planting to be undertaken as part of the approved development shall be available to Council for inclusion in future carbon sequestration programs.

The Street Tree Plan must show how the developer can decommission any median feature and road verge landscaping, and reinstate landscaping suitable to Blacktown City at handover.

Landscaping to lot boundaries is to be wholly located within private property and not encroach upon the road reserve.

Street tree planting must not interfere with the street light spill. The applicant is to provide documentation to confirm there is no conflict between proposed vegetation at maturity and street lighting.

This information must be received before the commencement of construction works relating to any off-site landscaping and tree planting occurs.

3.8 **Bicycle parking**

3.8.1 The plans shall depict an area for the secure parking of at least 112 bicycles within the site.

3.9 **Engineering**

3.9.1 The engineering drawings referred to below are not for construction. The Crown 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

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

Prepared By	Project No.	Drawing No.	Revision	Dated	Council TRIM ref
Enstruct Group P/L	6973	CV-0002	4	08/12/23	D24/1256
Enstruct Group P/L	6973	CV-1001	4	08/12/23	D24/1256
Enstruct Group P/L	6973	CV-1101	4	08/12/24	D24/1256
Enstruct Group P/L	6973	CV-3001	3	18/12/23	D24/1256
Enstruct Group P/L	6973	CV-4001	6	15/01/24	D24/206446
Enstruct Group P/L	6973	CV-4101	4	08/12/23	D24/1256
Enstruct Group P/L	6973	CV-4102	4	08/12/23	D24/1256
Enstruct Group P/L	6973	CV-4103	4	08/12/24	D24/1256
Enstruct Group P/L	6973	CV-4201	1	15/04/24	D24/206446
Enstruct Group P/L	6973	CV-4251	1	15/04/24	D24/206446
Enstruct Group P/L	6973	CV-4501	1	08/12/24	D24/1256

The following items are required to be addressed on the Crown Certificate drawings:

i. Provide a first flush or other pre-treatment system before discharge of roof water to the rainwater tank.
ii. Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the rainwater tanks and stormfilter tank in accordance with Council's Engineering Guide for Development 2005.
iii. Provide the details of rainwater tanks

iv. Provide multiple pits at the car parking areas of the development to direct surface runoff to the stormfilter tank.

3.10 **Crown Certification Requirements**

3.10.1 These works include but are not limited to the following:

- Road and drainage construction
- Water quality treatment
- Earthworks

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

3.11 **Roads Act Requirements**

3.11.1 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. These include but not limited to:
- Kerb inlet pit connections or construction
- Vehicular crossings (shall be in accordance to Council's standard drawing A(BS)103S)
- Path Paving

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

3.12 **Other Engineering Requirements**

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

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

3.12.3 Submit written evidence from Sydney Water indicating compliance with all necessary requirements.

3.12.4 All street name poles, light poles and bus shelters shall be black powder coated in accordance with Blacktown City Council's Engineering Guide for Development. Ensure this is noted on the construction plans.

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

3.12.6 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

3.12.7 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:

a) A first flush or pre-treatment system
b) A pump with isolation valves
c) A solenoid-controlled mains water bypass
d) Flow meters on the solenoid-controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse

e) An inline filter and preferably an automatic backwash inline filter
f) A control panel with warning light to indicate pump failure.
g) Provide a minimum of six (6) external taps for landscape watering or washdown. Four taps are to be spread across landscaped areas and two taps are to be located close to the parking areas for washdown.
h) Providing a minimum rainwater tank size of 305 kL below overflow, servicing all toilets and landscaping/washdown.
i) Ensuring all the rainwater reuse pipes and taps are coloured purple.
j) Rainwater warning signs are fitted to all external taps using rainwater
k) All rainwater reuse taps are to be lockable or have removable handles

6) 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:

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 are to be specified.

3.13 **Roads**

3.13.1 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.

3.14 **Drainage**

3.14.1 Drainage from the site must be connected into Council's existing drainage system.

3.15 **Signage and Line Marking**

3.15.1 A formal submission must be made to the Local Traffic Committee (LTC) through Council's Traffic Engineering department for all signage and line marking details proposed as part of these works.

A determination will be required prior to the implementation of all signage and line marking works.

3.16 **Erosion and Sediment Control**

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

3.17 **Vehicular Crossings**

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

4 PRIOR TO DEVELOPMENT WORKS

4.1 **Construction Environmental Management Plan**

4.1.1 A revised Construction Environmental Management Plan is to be developed and give effect to the Construction Environmental Management Plan, prepared by Johnstaff dated 14 November 2023. In this regard:

- Material contained in the PFAS Emplacement Area will not be exposed or brought to the site surface unless suitable arrangements have been made to monitor and respond to the potential implications of disturbing or damaging the PFAS Emplacement Area, and
- People who need to carry out works and activities in the PFAS Emplacement Area are informed of the PFAS Emplacement Area and any applicable precautions to be taken to ensure their health and safety and the integrity of the PFAS Emplacement Area.

The Construction Environmental Management Plan must be consistent with and give effect to the PFAS Emplacement Area Future Works Plan.

4.2 **Safety/Health/Amenity**

4.2.1 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.

4.2.2 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 Crown 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.

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

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

4.2.5 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.

4.2.6 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.

4.2.7 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 Crown Building 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.

4.3 **Notification to Council**

4.3.1 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 the Environmental Planning and Assessment Regulation 2021, indicating details of the Crown Certifier and the date construction work is proposed to commence.

4.4 **Use of Crane**

4.4.1 Any crane used in the construction of this development to swing over public air spaces must have approval under the *Roads Act 1993* and *Local Government Act 1993* from Council's Manager, Civil and Open Space Maintenance.

5 DURING CONSTRUCTION

5.1 **Safety/Health/Amenity**

5.1.1 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.

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 certifying authority for the work, and
(b) the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

Soil erosion and sediment control measures shall be maintained during the development works.

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

5.2 **Building Code of Australia Compliance**

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

5.3 **Surveys**

5.3.1 The building(s) shall be set out by a registered surveyor and a survey report lodged with the Crown Certifier to verify the approved position of each structure in relation to the property boundaries.

5.4 **Nuisance Control**

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

The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays, and 8 am to 1 pm, Saturdays, Sundays and public holidays. Noise emissions generated from the site shall be limited as such to comply with the relevant EPA guidelines at all times.

5.5 **Environmental Health**

5.5.1 The PFAS Emplacement Area Future Works Plan must be implemented and complied with and provided to all people who carry out work that includes excavation or other intrusive works.

5.5.2 Site induction of any person working at the site during construction must include identification of the PFAS Emplacement Area and induction into the controls and precautions required by this consent in relation to the PFAS Emplacement Area.

5.5.3 The *Detailed Site Investigation* prepared by Douglas Partners Pty Ltd dated 21 September 2023 states that it is likely that there is a minimum of 3 m of fill overlying the PFAS impacted soils in the south-eastern portion of the site. Excavation in the location of those is to be minimised for this proposal and Council is to be notified prior to any excavation occurring below 3 metres at any time during the development.

5.5.4 Any materials requiring off-site disposal must 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)

5.5.5 Any activity carried out in accordance with this approval must not give rise to air pollution (including odour), offensive noise or pollution of land or water as defined by the Protection of the Environment Operations Act 1997.

5.5.6 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 or water as defined by the Protection of the Environment Operations Act 1997.

5.5.7 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.

5.5.8 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.

5.5.9 The recommendations provided in *Noise and Vibration Impact Assessment Report*, prepared by NDY Group Pty Ltd dated 8 December 2023 must be complied with and implemented.

5.5.10 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.

5.5.11 Soil erosion and sediment control measures shall be maintained in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1.5.6

5.6 **Heritage**

5.6.1 During the carrying out of the proposed works, should any unexpected finds such as artefacts and/or unidentified material, suspected Aboriginal objects or places or suspected non-Aboriginal (European) archaeological relics not previously identified as part of an investigation be discovered, then all works shall stop immediately in that area.

Any such find is to be dealt with appropriately and in accordance with the relevant legislation.

5.7 **Engineering**

5.7.1 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.

5.7.2 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.

5.8 **Insurances**

5.8.1 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.

5.9 **Service Authority Approvals**

5.9.1 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.

5.10 **Soil Erosion and Sediment Control Measures**

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

5.10.2 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.

5.11 **Filling of Land and Compaction Requirements**

5.11.1 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.

5.11.2 Special attention is drawn to the below listed requirements of Council's Works Specification - Civil (Current Version).

a) Compaction certificates for fill within road reserves.
b) Compaction certificates for road sub-grade.
c) Compaction certificates for road pavement materials (sub-base and base courses).
d) Applicant to submit material compliance documentation in accordance with Councils Civil Works Specification 8.1.4
   - Compliance Certificate and Test Results
   - Delivery Dockets
   - Summary of Material deliveries as per template available on Council's website

Note: Council's Works Specification (Civil) requires road pavement and pipe bedding materials be sourced from N.A.T.A. certified stockpiles.

The above documentation shall be submitted prior to occupation of the relevant building as required by this consent.

5.11.3 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.

5.11.4 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.

5.11.5 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.

5.11.6 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.

5.12 **Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**

5.12.1 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. Councils 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).

5.13 **Public Safety**

5.13.1 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.

5.14 **Site Security**

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

5.15 **Traffic Control**

5.15.1 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.

5.15.2 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.

5.15.3 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.

5.15.4 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.

5.15.5 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.

5.16 **Powder Coated Furniture**

5.16.1 Where the conditions of this consent permit the installation and/or replacement of powder coated furniture (i.e. street lighting poles, bus shelters, rubbish bins, seats or any other items of street furniture), a certificate from the manufacturers shall be provided to Council confirming that the nominated powder coated items have been prepared and coated in accordance with Australian Standard AS/NZ 4506-2005 (service condition category 3). This certificate must be no more than 3 months old and shall be provided to Council prior to the installation of the relevant items of the street furniture. Any items of street furniture not so certified shall be removed and replaced at no cost to Council with items appropriately certified.

5.17 **Road Line Marking and Traffic Signage**

5.17.1 Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approved construction certificate for the line marking and traffic signage plan arrangement.

In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.

Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.

5.18 **Other Matters (Drainage)**

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

6 PRIOR TO COMMENCEMENT OF USE

6.1 **Section 7.11 Contributions**

6.1.1 Section 7.11 Contributions, as levied under condition 3.1 of this consent, must have been paid.

6.2 **General**

6.2.1 The school shall not operate until such time as all relevant conditions of this consent, other than 'operational' conditions have been satisfied.

6.4 **Sydney Water Authorisation**

6.4.1 A Section 73 Notice of Requirements under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or call 13 20 92.

The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals,
- connection and disconnection approvals,
- diagrams,
- trade waste approvals,
- pressure information,
- water meter installations,
- pressure boosting and pump approvals,
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at:
https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

6.4.2 Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
   - Wastewater pipes larger than 300mm in size.
   - Pressure wastewater pipes.
   - Drinking water or recycled water pipes.
   - Sydney Water property boundary.
   - An easement in Sydney Water's favour.
   - Stormwater infrastructure within 10 m of the property boundary.

2. Where the building plan includes:
   - Construction of a retaining wall over, or within the zone of influence of Sydney Water's assets.
   - Excavation of a basement or building over, or adjacent to, one of Sydney Water's assets.
   - Dewatering – removing water from solid material or soil.

   The detailed review is to ensure that:
   - Sydney Water assets will not be damaged during, or because of the construction of the development.
   - Sydney Water can access its assets for operation and maintenance.
   - Your building will be protected if Sydney Water needs to work on its assets in the future.

   The developer will be required to pay Sydney Water for the costs associated with the detailed review.

6.4.3 Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our Technical guidelines – Building over and adjacent to pipe assets. Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.

6.4.4 If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

6.4.5 All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

6.4.6 Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html

6.5 **Transport for NSW**

6.5.1 A significant number of vehicles and pedestrians will access the site at the start and end of the school day. 'School Zones' must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school. 'School Zones' must not to be provided along roads adjacent to the school without a direct access point. Road Safety precautions and parking zones should be incorporated into the neighbouring local road network:

- 40km/hr School Zones are to be installed in Nabthorpe Parade.
- Council should ensure that any parking, drop-off / pick-up zones and bus zones incorporated are in accordance with TfNSW standards.

TfNSW are responsible for speed management along all public roads within the state of NSW. That is, TfNSW is the only authorised organisation that can approve speed zoning changes and authorise installation of speed zoning traffic control devices on the road network within NSW.

Therefore, the Applicant must obtain written authorisation from TfNSW to install the School Zone signs and associated pavement markings and/or remove/relocate any existing Speed Limit signs.

To obtain authorisation, the Applicant must submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site:

- A copy of Development Consent
- The proposed school commencement/opening date
- Two (2) sets of detailed design plans showing the following:
    - School property boundaries
    - All adjacent road carriageways to the school property
- All proposed school access points to the public road network and any conditions imposed/proposed on their use
- All existing and proposed pedestrian crossing facilities on the adjacent road network
- All existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings).
- All existing and proposed street furniture and street trees.

‘School Zone’ signs and pavement marking patches must be installed in accordance with TfNSW approval/authorisation, guidelines and specifications.

All ‘School Zone’ signs and pavement markings must be installed prior to student occupation of the site.

The Applicant must maintain records of all dates in relation to installing, altering, removing traffic control devices related to speed.

Following installation of all ‘School Zone’ signs and pavement markings the Applicant must arrange an inspection with TfNSW for formal handover of the assets to TfNSW. The installation date information must also be provided to TfNSW at the same time.

6.5.2 Prior to student occupation of the site, the School Travel Plan should be finalised and submitted to TfNSW for review and endorsement.

6.6 **Environmental Health**

6.6.1 Prior to the commencement of use, 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.

6.6.2 Certification must be provided by a qualified acoustic engineer that all work associated with the installation of the acoustic measures and noise attenuation has been completed in accordance with the certified design and to the standard required by this consent.

6.6.3 The PFAS Emplacement Area Future Works Plan must be implemented and complied with

6.7 **Open Space**

6.7.1 Prior to commencement of off-site landscaping, all required street tree planting must comply with Council’s street tree planting requirements.

Trees must be of a minimum container size of 45 litres with root barriers.

The applicant must obtain clearances from relevant service authorities.

The applicant will be required to pay a bond per tree as indicated in Council’s current goods and services pricing schedule to ensure the health and vigour of the tree(s). The bond will be returned 12 months after the completion of the development (i.e. date of operation), by Council if the trees are maturing satisfactorily.

The applicant is responsible for notifying Council’s Open Space Infrastructure Officer when the trees have been installed to request a practical completion inspection and at the end of street tree bond maintenance period for an inspection.

The applicant will also be required to pay two inspection fees and a landscaping assessment fee as indicated in the current goods and services pricing schedule. Councils Open Space Infrastructure Officer will inspect all street trees during the establishment period (i.e. between the practical date of completion and formal handover). Elements deemed to be not adequately performing are to be removed, substituted or repaired by the developer within 60 days of written notification.

6.8 **Service Authorities**

6.8.1 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.

6.8.2 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.

6.8.3 The following documentary evidence shall be obtained and forwarded to the Crown Certifier prior to commencement of use:

(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 Crown Certifier prior to the Crown Building 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.

6.8.4 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.

6.9 **Plan of Management**

6.9.1 A Plan of Management shall be prepared for each use on the site and a copy provided to Council. The Plan of Management is to manage hours of operation, noise, loitering, anti-social behaviour, rubbish collection, theft, safety and security for staff and outline incident management process.

6.10 **Fire Safety Certificate**

6.10.1 An interim or final fire safety certificate complying with Clause 153 of the Environmental Planning and Assessment Regulation 2000 shall be issued prior to the use or change of use of the building, except in the case of any Class 1a and Class 10 building(s).

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

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

6.11 **Parking**

6.11.1 A minimum 65 car parking spaces are required to be provided on site and are to have minimum internal clear dimensions in accordance with Australian Standard 2890.1.

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

6.11.3 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.

6.11.4 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.

6.12 **Temporary Facilities Removal**

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

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

6.12.3 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.

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

6.12.5 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.

6.12.6 **Road Damage**

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

6.12.7 **Surveys/Certificates/Works As Executed plans**

6.12.7.1 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, in a colour softcopy format (.PDF). All engineering Work-as-Executed plans MUST be prepared on a copy of the Crown Building Plans for engineering works (including works under the *Roads Act 1993* and the *Local Government Act 1993* covered by this Development Application).

6.12.7.2 The applicant is to submit the certified approved line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that

approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.

6.12.7.3 This development requires separate approvals under the Roads Act 1993 and / or Local Government 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.

6.12.7.4 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 305 m3 storage below overflow of rainwater tank/s has been provided collecting roof water
c) The interpretative water quality sign is correctly installed
d) All (other) signage and warning notices have been correctly installed.

6.12.7.5 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 pump outflow and the solenoid-controlled mains water bypass to determine non-potable usage and actual percentage of reuse.
d) The initial flow meter readings are detailed in the certificate.
e) All toilets are supplied by 305 kL rainwater tank/s.
f) A minimum of six (6) external taps for landscape watering or washdown have been provided. Four taps are spread across landscaped areas and two taps are located close to the parking areas for washdown.
g) The water from at least four toilets and two external taps 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

6.12.7.6 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:

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 have been used

6.12.8 **Bonds/Securities/Payments in Lieu of Works**

6.12.8.1 The payment to Blacktown City Council of a monetary contribution in lieu of works for the placement of the final layer of asphaltic concrete (a.c.) on the new road works. The amount will be calculated at Council's approved rate upon request and following issue of a Crown Certificate for the work.

6.12.8.2 A maintenance security of 5% of the value of the required engineering works must be lodged with Council prior to the practical completion of the works. Council will hold this security for a period of at least twelve months.

a) In the case of subdivision - This period commences at the release of the final plan of subdivision. (Issue of Subdivision Certificate)

b) In the case where no subdivision occurs - This period commences at the date of practical completion of the development.

This maintenance period may be extended in the following situations to allow for the completion of i) necessary maintenance and or ii) all outstanding minor works.

6.12.9 **Inspections**

6.12.9.1 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.

6.12.10 **CCTV Inspection of Stormwater Drainage Structures**

6.12.10.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a copy of the SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

7 OPERATIONAL

7.1 Flood Evacuation Plan

7.1.1 The Flood Evacuation Plan shall be readily available for all staff at the school to familiarise themselves with and applied as deemed necessary.

7.2 Access/Parking

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

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

7.3 Landscaping

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

7.3.2 Landscaping to lot boundary shall be wholly contained upon the school property and not encroach upon the road reserve.

7.4 Lighting and Security

7.4.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.

7.4.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.

7.5 **Environmental Health**

7.5.1 The recommendations provided in *Noise and Vibration Impact Assessment Report*, prepared by NDY Group Pty Ltd dated 8 December 2023 must be complied with and implemented.

7.5.2 The PFAS Emplacement Area Future Works Plan must be implemented and complied with. Materials contained within the PFAS Emplacement Area are not permitted to be exposed or brought to the site surface unless suitable arrangements have been made to monitor and respond to the potential implications of disturbing or damaging the PFAS Emplacement Area, on the privision that the groundwater has not altered since the previous studies.

7.5.3 The *Operational Plan of Management*, prepared by NSW Education dated October 2023 is to be implemented for the primary school and is to be monitored and enforced by an appropriate authorised person for the primary school.

7.5.4 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 NSW Environmental Protection Authorities - Noise Policy for Industry and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.

7.5.5 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessments findings. The report is to be submitted to Council to review.

7.5.6 The food premises shall be maintained in accordance with the requirements of;

- Food Act 2003 and Regulations there under.
- Australian Standard 4674-2004 Design, construction and fit-out of food premises.

7.5.7 The proprietor is to ensure that all food handling complies with the requirements of the Food Act 2003 and Regulations there under.

7.5.8 The premises are to be registered with Council as a food business.

7.5.9 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.

7.5.10 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.

7.5.11 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.

7.5.12 All waste and recycling bins must be stored wholly within the approved waste storage area. The bins must only be put out for collection in the evening prior to pick-up and returned to the storage area as soon as possible after pick-up.

7.6 **Waste**

7.7.1 All of the recommendations outlined in the Operational Waste Management Plan prepared by Elephants Foot Consulting Pty Ltd, Revision E dated 24 May 2023 shall be adhered to at all times.

NSW Site Auditor Scheme

Site Audit Statement

A site audit statement summarises the findings of a site audit. For full details of the site auditor's findings, evaluations and conclusions, refer to the associated site audit report.

This form was approved under the *Contaminated Land Management Act 1997* on 12 October 2017.

For information about completing this form, go to Part IV.

Part I: Site audit identification

Site audit statement no. MP169_06

This site audit is a:

☑ statutory audit

☐ ~~non-statutory audit~~

within the meaning of the *Contaminated Land Management Act 1997*.

Site auditor details

(As accredited under the *Contaminated Land Management Act 1997*)

Name:	Melissa Porter
Company:	Senversa Pty Ltd
Address:	Level 24, 1 Market Street
	Sydney NSW Postcode: 2000
Phone:	02 8252 0000
Email:	Melissa.Porter@senversa.com.au

Site details

Address: Nirimba Field New Public School, Corner Triton and Nabthorpe Parade,

Nirimba Fields, NSW Postcode: 2763

Property description

(Attach a separate list if several properties are included in the site audit.)

Lot 1 Deposited Plan 1285594 (refer to audit site plan in Attachment 1)

Local government area: Blacktown City Council

Area of site (include units, e.g. hectares): Approximately 2.1 hectares

Current zoning: SP2 – Education Establishment

Regulation and notification

To the best of my knowledge:

☐ ~~**the site is** the subject of a declaration, order, agreement, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985,* as follows: (provide the no. if applicable)~~

- ☐ ~~Declaration no.~~
- ☐ ~~Order no.~~
- ☐ ~~Proposal no.~~
- ☐ ~~Notice no.~~

☑ **the site is not** the subject of a declaration, order, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

To the best of my knowledge:

☐ ~~the site **has** been notified to the EPA under section 60 of the *Contaminated Land Management Act 1997*~~

☑ the site **has not** been notified to the EPA under section 60 of the *Contaminated Land Management Act 1997*.

Site audit commissioned by

Name: Johnny Nguyen

Company: School Infrastructure NSW

Address: Level 8, 259 George Street, Sydney, NSW

Postcode: 2000

Phone 0460 920 238

Email: johnny.nguyen60@det.nsw.edu.au

Contact details for contact person (if different from above)

Name: Daniel Smith

Phone: 0435 837 774

Email: daniel.smith@johnstaff.com.au

~~Nature of statutory requirements~~ ~~(not applicable for non-statutory audits)~~

☐ ~~Requirements under the *Contaminated Land Management Act* 1997 (e.g. management order; please specify, including date of issue)~~

☐ ~~Requirements imposed by an environmental planning instrument (please specify, including date of issue)~~

☑ Development consent requirements under the *Environmental Planning and Assessment Act 1979* (please specify consent authority and date of issue)

Blacktown City Council (DA-23-00653) dated 22 September 2023

☐ ~~Requirements under other legislation (please specify, including date of issue)~~

Purpose of site audit

☐ **A1** To determine land use suitability

Intended uses of the land:

OR

☐ **A2** To determine land use suitability subject to compliance with either an active or passive environmental management plan

Intended uses of the land:

OR

(Tick all that apply)

☐ **B1** To determine the nature and extent of contamination.

☐ **B2** To determine the appropriateness of:

☐ an investigation plan

☐ a remediation plan

☐ a management plan

☐ **B3** To determine the appropriateness of a **site testing plan** to determine if groundwater is safe and suitable for its intended use as required by the *Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017*

☐ **B4** To determine the compliance with an approved:

☐ **voluntary management proposal** or

☐ **management order** under the *Contaminated Land Management Act 1997*

☑ **B5** To determine if the land can be made suitable for a particular use (or uses) if the site is remediated or managed in accordance with a specified plan.

Intended uses of the land: Primary school

Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

Douglas Partners Pty Ltd (Douglas Partners) and JohnStaff Projects Pty Ltd (JohnStaff)

Titles of reports reviewed:

Report on Detailed Site (Contamination) Investigation, Nirimba Fields New Public School, Lot 1, corner Triton and Nabthorpe Parade, Schofields, Revision 0, prepared by Douglas Partners dated 2 May 2023

Report on Geotechnical Investigation, Nirimba Fields New Public School, Lot 1, corner Triton and Nabthorpe Parade, Schofields, Revision 0, prepared by Douglas Partners dated 17 May 2023

Report on Detailed Site (Contamination) Investigation, Nirimba Fields New Public School, Lot 1, corner Triton and Nabthorpe Parade, Schofields, Revision 2, prepared by Douglas Partners dated 21 September 2023

Preliminary Construction Environmental Management Plan, Nirimba Fields Public School, Revision 4, prepared by JohnStaff dated 14 November 2023

Other information reviewed, including previous site audit reports and statements relating to the site:

Site Audit Report – Part of Former Schofields Aerodrome, Lot 400 in DP1171596, audit number GN481, prepared by ENVIRON Australia Pty Ltd (Environ) dated September 2013.

Site Audit Report, PFAS MEA, Former Schofields Aerodrome, off Mariner Avenue, Schofields, NSW 2762 and Site Audit Statement dated 22 June 2021 (reference: MP169_01).

Site Audit Report, Remaining Site Area, Former Schofields Aerodrome, off Mariner Avenue, Schofields NSW 2762 and Site Audit Statement dated 22 October 2021 (reference: MP169_03).

Site audit report details

Title: Site Audit Report, Nirimba Fields New Public School, corner of Triton and Nabthorpe Parade, Nirimba Fields, NSW 2763

Report no.: MP169_06 Date: 16 November 2023

Part II: Auditor's findings

Please complete either Section A1, Section A2 or Section B, not more than one section. (Strike out the irrelevant sections.)

- Use **Section A1** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **without the implementation** of an environmental management plan.
- Use **Section A2** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **with the implementation** of an active or passive environmental management plan.
- Use **Section B** where the audit is to determine:
  - (B1) the nature and extent of contamination, and/or
  - (B2) the appropriateness of an investigation, remediation or management plan[1], and/or
  - (B3) the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or
  - (B4) whether the terms of the approved voluntary management proposal or management order have been complied with, and/or
  - (B5) whether the site can be made suitable for a specified land use (or uses) if the site is remediated or managed in accordance with the implementation of a specified plan.

[1] For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

Section A1

I certify that, in my opinion:

The **site is suitable** for the following uses:

(Tick all appropriate uses and strike out those not applicable.)

☐ Residential, including substantial vegetable garden and poultry

☐ Residential, including substantial vegetable garden, excluding poultry

☐ Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

☐ Day care centre, preschool, primary school

☐ Residential with minimal opportunity for soil access, including units

☐ Secondary school

☐ Park, recreational open space, playing field

☐ Commercial/industrial

☐ Other (please specify):

_____

OR

☐ I certify that, in my opinion, the **site is not suitable** for any use due to the risk of harm from contamination.

Overall comments:

_____

_____

_____

_____

_____

_____

Section A2

I certify that, in my opinion:

Subject to compliance with the **attached** environmental management plan[2] (EMP), the site is suitable for the following uses:

(Tick all appropriate uses and strike out those not applicable.)

☐ Residential, including substantial vegetable garden and poultry

☐ Residential, including substantial vegetable garden, excluding poultry

☐ Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

☐ Day care centre, preschool, primary school

☐ Residential with minimal opportunity for soil access, including units

☐ Secondary school

☐ Park, recreational open space, playing field

☐ Commercial/industrial

☐ Other (please specify):

_____

EMP details

Title _____

Author _____

Date _____ No. of pages _____

EMP summary

This EMP (attached) is required to be implemented to address residual contamination on the site.

The EMP: (Tick appropriate box and strike out the other option.)

☐ requires operation and/or maintenance of **active** control systems[3]

☐ requires maintenance of **passive** control systems only[3].

[2] Refer to Part IV for an explanation of an environmental management plan.
[3] Refer to Part IV for definitions of active and passive control systems.

~~Purpose of the EMP:~~

~~Description of the nature of the residual contamination:~~

~~Summary of the actions required by the EMP:~~

~~How the EMP can reasonably be made to be legally enforceable:~~

~~How there will be appropriate public notification:~~

~~Overall comments:~~

Section B

Purpose of the plan[4] which is the subject of this audit:

To ensure that appropriate environmental controls are in place during the construction works, such that unidentified contamination or contamination retained at depth, are adequately managed during site redevelopment.

I certify that, in my opinion:

~~(B1)~~

☐ ~~The nature and extent of the contamination **has** been appropriately determined~~

☐ ~~The nature and extent of the contamination **has not** been appropriately determined~~

~~AND/OR (B2)~~

☐ ~~The investigation, remediation or management plan **is** appropriate for the purpose stated above~~

☐ ~~The investigation, remediation or management plan **is not** appropriate for the purpose stated above~~

~~AND/OR (B3)~~

☐ ~~The site testing plan:~~

- ☐ ~~**is** appropriate to determine~~
- ☐ ~~**is not** appropriate to determine~~

~~if groundwater is safe and suitable for its intended use as required by the *Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017*~~

~~AND/OR (B4)~~

☐ ~~The terms of the approved voluntary management proposal* or management order** (strike out as appropriate):~~

- ☐ ~~**have** been complied with~~
- ☐ ~~**have not** been complied with.~~

~~*voluntary management proposal no.~~

~~**management order no.~~

AND/OR (B5)

☑ The site **can be made suitable** for the following uses:

~~(Tick all appropriate uses and strike out those not applicable.)~~

- ☐ ~~Residential, including substantial vegetable garden and poultry~~

[4] For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

☐ ~~Residential, including substantial vegetable garden, excluding poultry~~

☐ ~~Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry~~

☐ ~~Day care centre, preschool, primary school~~

☐ ~~Residential with minimal opportunity for soil access, including units~~

☐ ~~Secondary school~~

☐ ~~Park, recreational open space, playing field~~

☐ ~~Commercial/industrial~~

☑ Other (please specify):

Primary school as per details in the PCEMP

IF the site is ~~remediated/~~managed* in accordance with the following plan (**attached**):

*Strike out as appropriate

Plan title: Preliminary Construction Environmental Management Plan

Plan author: JohnStaff

Plan date: 14 November 2023 No. of pages: 82

~~SUBJECT to compliance with the following condition(s):~~

Overall comments:

The site has been previously audited in 2013 and 2021 for PFAS and non-PFAS contamination and found to be suitable for sensitive uses including primary school. Additional soil assessment conducted in 2013 supported the conclusions of the previous audits as no elevated soil result was measured. A Preliminary Construction Environmental Management Plan (PCEMP) has been prepared to manage any unidentified contamination during the site redevelopment.

Part III: Auditor's declaration

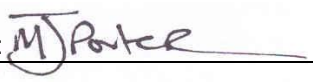
I am accredited as a site auditor by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997.*

Accreditation no.: 0803

I certify that:

- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997,* and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the basis of inquiries I have made of those individuals immediately responsible for making those reports and obtaining the information referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete, and
- this statement is, to the best of my knowledge, true, accurate and complete.

I am aware that there are penalties under the *Contaminated Land Management Act 1997* for wilfully making false or misleading statements.

Signed: 

Date: 17 November 2023

Part IV: Explanatory notes

To be complete, a site audit statement form must be issued with all four parts.

How to complete this form

Part I

Part I identifies the auditor, the site, the purpose of the audit and the information used by the auditor in making the site audit findings.

Part II

Part II contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remediation plan or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-making about the use or uses of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A1 or Section A2 or Section B of Part II, **not** more than one section.

Section A1

In Section A1 the auditor may conclude that the land is *suitable* for a specified use or uses OR *not suitable* for any beneficial use due to the risk of harm from contamination.

By certifying that the site is *suitable*, an auditor declares that, at the time of completion of the site audit, no further investigation or remediation or management of the site was needed to render the site fit for the specified use(s). **Conditions must not be** imposed on a Section A1 site audit statement. Auditors may include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

Section A2

In Section A2 the auditor may conclude that the land is *suitable* for a specified use(s) subject to a condition for implementation of an environmental management plan (EMP).

Environmental management plan

Within the context of contaminated sites management, an EMP (sometimes also called a 'site management plan') means a plan which addresses the integration of environmental mitigation and monitoring measures for soil, groundwater and/or hazardous ground gases throughout an existing or proposed land use. An EMP succinctly describes the nature and location of contamination remaining on site and states what the objectives of the plan are, how contaminants will be managed, who will be responsible for the plan's implementation and over what time frame actions specified in the plan will take place.

By certifying that the site is suitable subject to implementation of an EMP, an auditor declares that, at the time of completion of the site audit, there was sufficient information satisfying guidelines made or approved under the *Contaminated Land Management Act 1997*

(CLM Act) to determine that implementation of the EMP was feasible and would enable the specified use(s) of the site and no further investigation or remediation of the site was needed to render the site fit for the specified use(s).

Implementation of an EMP is required to ensure the site remains suitable for the specified use(s). The plan should be legally enforceable: for example, a requirement of a notice under the CLM Act or a development consent condition issued by a planning authority. There should also be appropriate public notification of the plan, e.g. on a certificate issued under s.149 of *the Environmental Planning and Assessment Act 1979*.

Active or passive control systems

Auditors must specify whether the EMP requires operation and/or maintenance of active control systems or requires maintenance of passive control systems only. Active management systems usually incorporate mechanical components and/or require monitoring and, because of this, regular maintenance and inspection are necessary. Most active management systems are applied at sites where if the systems are not implemented an unacceptable risk may occur. Passive management systems usually require minimal management and maintenance and do not usually incorporate mechanical components.

Auditor's comments

Auditors may also include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

Section B

In Section B the auditor draws conclusions on the nature and extent of contamination, and/or suitability of plans relating to the investigation, remediation or management of the land, and/or the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or whether the terms of an approved voluntary management proposal or management order made under the CLM Act have been complied with, and/or whether the site can be made suitable for a specified land use or uses if the site is remediated or managed in accordance with the implementation of a specified plan.

By certifying that a site *can be made suitable* for a use or uses if remediated or managed in accordance with a specified plan, the auditor declares that, at the time the audit was completed, there was sufficient information satisfying guidelines made or approved under the CLM Act to determine that implementation of the plan was feasible and would enable the specified use(s) of the site in the future.

For a site that *can be made suitable*, any **conditions** specified by the auditor in Section B should be limited to minor modifications or additions to the specified plan. However, if the auditor considers that further audits of the site (e.g. to validate remediation) are required, the auditor must note this as a condition in the site audit statement. The condition must not specify an individual auditor, only that further audits are required.

Auditors may also include **comments** which are observations in light of the audit which provide a more complete understanding of the environmental context to aid decision-making in relation to the site.

Part III

In **Part III** the auditor certifies their standing as an accredited auditor under the CLM Act and makes other relevant declarations.

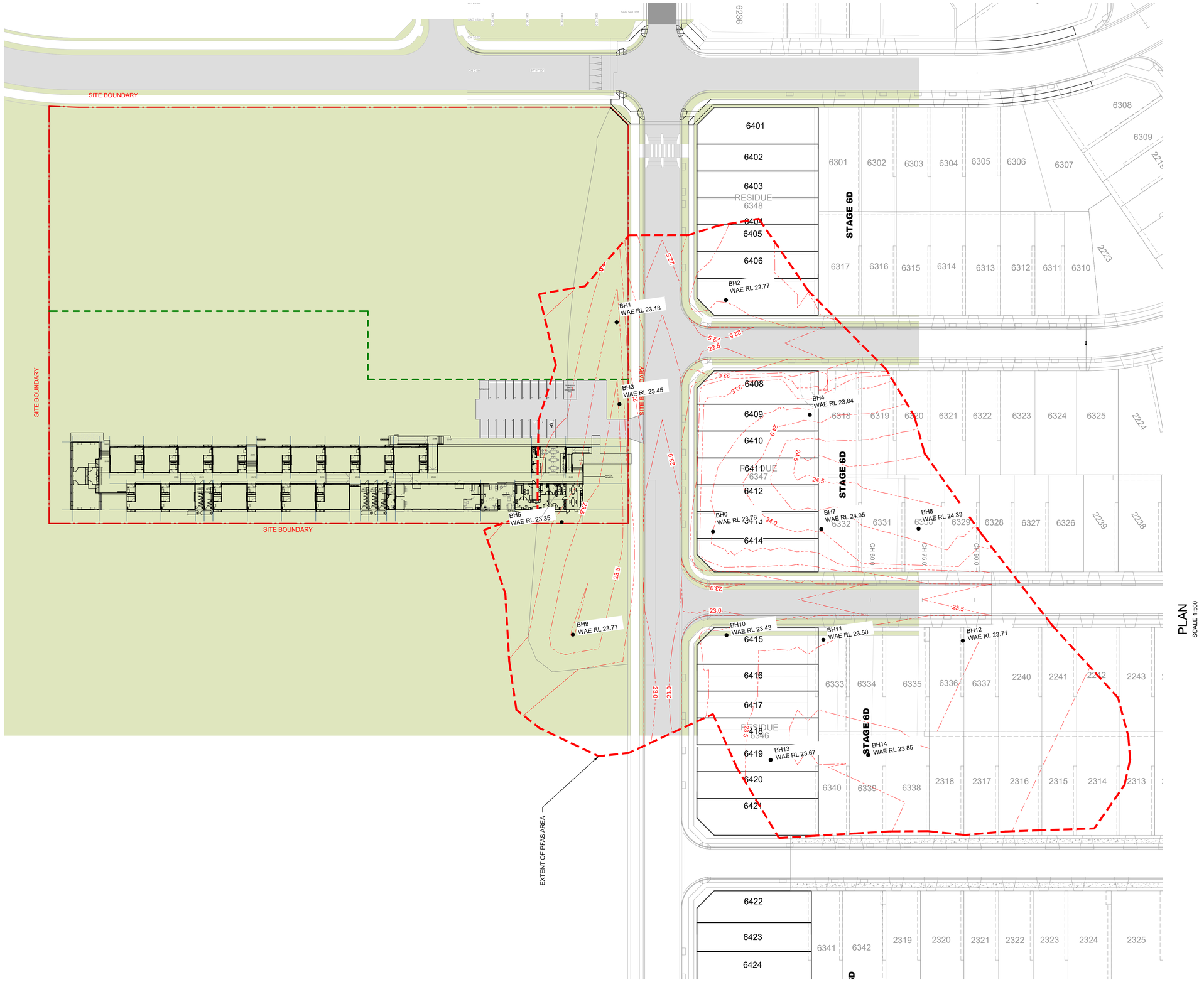
Where to send completed forms

In addition to furnishing a copy of the audit statement to the person(s) who commissioned the site audit, statutory site audit statements must be sent to

- the **NSW Environment Protection Authority**:
  nswauditors@epa.nsw.gov.au or as specified by the EPA

  AND
- the **local council** for the land which is the subject of the audit.

Attachment 1: Plan Showing PFAS MEA and the Audit Site



PLAN
SCALE 1:500

Plan Temporary School 1:500 @A1

Attachment 2: Preliminary Construction Environmental Management Plan (JohnStaff, 14 November 2023)

Nirimba Fields Public School

Preliminary Construction Environmental Management Plan

JOHNSTAFF

Document Control

Document Title:	Preliminary Construction Environmental Management Plan	Copies and Distribution:
Prepared by:	Mahmoud Hammad	Mike Kavanagh – School Instructure NSW Barry Hayes – School Instructure NSW Johnny Nguyen – School Infrastructure NSW Daniel Smith – Johnstaff Madison Molloy – Johnstaff Mahmoud Hammad – Johnstaff Lakshmi Viswanathan – Johnstaff
Reviewed by:	Daniel Smith	
Revision:	4	
Date of Issue:	14 November 2023	
File No:	Preliminary Construction Environmental Management Plan	

Contents

1 Introduction

1.1 Purpose

This Preliminary Construction Environmental Management Plan (PCEMP) has been prepared by Johnstaff Projects Pty Ltd, on behalf of SINSW, for submission to Blacktown City Council (Council) as supporting documentation for a Local Crown Development Application. The purpose of this PCEMP is to outline the general construction management principles and controls to be implemented at the site.

School Infrastructure New South Wales (SINSW) proposes that the new development will be delivered by a Head Contractor. Upon engagement, the Head Contractor will be required to prepare a Construction and Environmental Management Plan (CEMP), which will detail the methodology for carrying out the works to minimise potential impacts of construction activities on teachers and students, neighbours and nearby residents, users of public footpaths and roads in the vicinity of the site, surrounding streets used to access the site and the environment.

It was noted in the Detailed Site Investigation prepared for the site by Douglas Partners (Report ID: 219660.00, September 2023) that a CEMP must be developed and implemented as part of the civil and construction works. The CEMP must include a protocol for managing unexpected finds of contamination (or suspected contamination), and a protocol for the waste classification (in accordance with the NSW EPA Waste Classification Guidelines, Part 1: Classifying Waste 2014) and off-site disposal of surplus soils. Any PFAS impacted soils that may be brought to the surface through the proposed works (i.e., any piling spoil from below 3 m in the PFAS MEA) are not suitable for re-use within the site and must be disposed to landfill under a formal waste classification.

Further, the Douglas Partner's DSI also indicated that *if groundwater is to be extracted during construction (e.g., as a result of piling and / or dewatering associated with piling) then the groundwater is to be tested prior to disposal to determine suitability for disposal to stormwater or sewer, and / or the need for prior treatment (e.g., for PFAS). This process would need to be documented in the CEMP*.

As this CEMP is preliminary in nature, it is acknowledged that this document will cease to apply when a formal CEMP is prepared by the Head Contractor. It is anticipated that a condition of the development consent with Blacktown City Council will require an updated CEMP will need to be prepared and submitted to Council for review prior to undertaking site works. It is recommended that this prior condition of consent be worded such that the PCEMP is to be adopted and implemented as part of the Head Contractors CEMP.

1.2 Development Information

This report has been prepared to accompany a development application (DA) made to Blacktown City Council for the construction of new permanent facilities at the Nirimba Fields Public School. The permanent school is intended to be operational from day 1, term 1 2026 and will accommodate up to 1,000 students.

Specifically, the development will comprise the construction of a three-storey building for general learning areas, staff rooms and other educational facilities. The proposed development also includes the construction of a new library, hall and canteen building. The proposal will also include landscaping embellishments, construction of various play features and multi-purpose fields, a hardstand for servicing and accessible parking, signage, new services and upgrades to the public domain. For a more detailed description of the proposal please refer to the Statement of Environmental Effects prepared by Ethos Urban.

The Pre-Application Meeting (PAM) minutes C23/53049 note that a *CEMP is required to be submitted with the DA. The CEMP is to include at minimum: 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 Protection Of the Environment Operations (POEO) Act 1997*. This has been Sections 6.5, 2.2 and 4.5, 6.9, 6.6, 6.12 and 6.11 of this PCEMP respectively.

1.3 Site information and Context

The new Nirimba Fields Primary School (NFPS) will be located in Lot 1 / DP1285594 on Nabthorpe Parade, Nirimba Fields, within the Local Government Area (LGA) of Blacktown City Council (BCC, Council). The site is owned by the

Department of Education (DoE) and is a redevelopment of the former Schofields Aerodrome. The site is currently unoccupied and not operational.

The site address is the corner of Nabthorpe (Eastbound) and Triton Parade (Northbound), Nirimba Fields 2764. The school will be part of the Quakers Hill East Primary School Community Group (SCG). The site has an area of roughly 2.1 hectares. Currently, there are four public schools (PS) located in the Quakers Hill East Primary SCG and are Hambledon PS, Caddies Creek PS, Carner PS, Quakers Hill East PS.

A Development Application (DA-23-00653) was approved in September 2023 for a temporary school to be established on the southern part of the site and construction works are currently underway. It is confirmed that a basement is not proposed, and groundwater is not proposed to be extracted, under this development or the proposed permanent school development.

A site locality plan is presented in Figure 1 below. A site survey is provided in Appendix A.

Figure 1 – Aerial photo of the site (outlined in red) and surroundings (Source: Nearmap)

2 Project Scope of Works

2.1 The Works

The following table sets out the project details.

Project Title	Nirimba Fields Public School
Project Description	The development will comprise the construction of a three-storey building for general learning areas, staff rooms and other educational facilities. The proposed development also includes the construction of a new library, hall and canteen building. The proposal will also include landscaping embellishments, construction of various play features and multi-purpose fields, a hardstand for servicing and accessible parking, signage, new services and upgrades to the public domain. For a more detailed description of the proposal please refer to the Statement of Environmental Effects prepared by Ethos Urban. A temporary school DA was approved by Blacktown City Council (BCC) in September 2023 (DA-23-00653). The temporary school will encompass 17 General Learning Spaces, hall and a library along with 17 car parking spaces to cater for a population of up to 419 students. The temporary school is located on the southern porting of the site and will not include a basement ad groundwater is not proposed to be extracted.
Scope of Work	Specifically, the permanent school proposed involve: • A three storey GLS building is to be constructed along Triton Parade along with the admin located on the ground floor. Each GLS has an area of 9x7.5m based on MMC standard grid layout (note: no basement is included as part of the development and groundwater is not proposed to be extracted). • Library and hall will be located on Nabthorpe Parade and will be constructed using the traditional construction method (note: no basement is proposed). • Multi-purpose court is to be constructed. • Landscaping embellishments and public domain upgrades • 2x disabled carpark has been provided on site.

Figure 2 on the following page indicates the proposed scope of work.

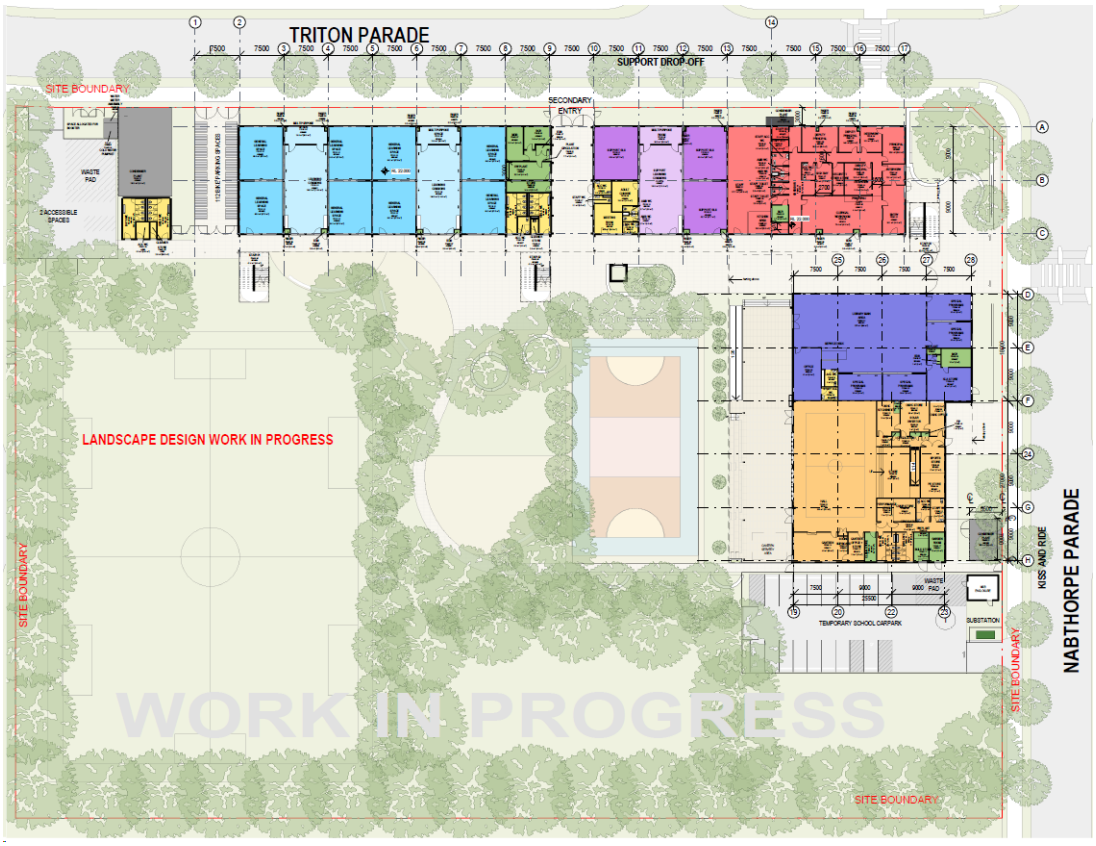


Figure 2 – Outline development proposal (Schematic)

2.2 Schedule of Works

The project aims to maintain operational continuity for the temporary school, whilst deliver the project in a safe, effective, and efficient manner within a live operating environment. The permanent school will be delivered in three stages:

- **STAGE 1:** Construction of the permanent school facilities (with the exception of the area being occupied by the temporary school). This will include site establishment, construction of all facilities, commissioning, and operation of the new facilities.
- **STAGE 2:** Decommissioning and removal of the temporary school (with the exception of the temporary school car park and substation, which will remain in place).
- **STAGE 3:** Completion of remaining landscaping associated with the permanent school and completion of development.

2.3 Construction Program

The following shows the indicative program milestone dates for the construction works.

Milestones for Nirimba Fields Public School	Target Completion Date
Planning Approval Submission	November 2023
Site Establishment	September 2024

Proposed Construction Period	September 2024 to January 2026
Commencement of Operations	Day 1, Term 1, 2026

3 Responsibilities and Authorities

3.1 Roles and Responsibilities

Position	Responsibility
Project Manager	Comply with the Work Health and Safety and Environmental Management Policies, Plans and Procedures. Ensure a clear delineation of scope of works between the Head Contractor and MMC Integrator. Ensure that safe work methods are adopted for all site activities. Ensure the appropriate safety equipment is always worn by site personnel. Identify and document potential risks to projects and develop effective control strategies to minimise risk. Understand the relevant project specifications and drawings. Monitor work against specifications to ensure the continuing quality and accuracy of work performed. Ensure construction works precede in accordance with all relevant contractual requirements. Management of construction progress and the successful completion of all nominated contracts. Ensure that quality levels are achieved in accordance with the contractual obligations, as well as the group's expectations. Ensure the timely processing of all progress claim valuations, variations, other relevant claims, and subcontractor claims.
Head Contractor	Development of a formal Construction Environmental Management Plan prior to the commencement of Construction. Development of an Asbestos Management Plan (if required). The Construction Manager is responsible for the project's overall delivery. Complying with the Work Health and Safety, Environmental, Quality, Industrial Relations and Human Resources Management Systems. Undertake safety meetings (i.e., toolbox talks etc). Undertake Safety Committee Meetings (i.e., meeting concluding safety walk). Ensure construction works are completed in accordance with all relevant contractual requirements and the prepared Construction Environmental Management Plan. Leading project teams to achieve desired project outcomes. Accepting full responsibility for the achievement of construction progress and the successful completion of all nominated contracts. Ensuring that quality levels are achieved in accordance with the contractual obligations, as well as the group's expectations. Ensuring that planning and scheduling of works occurs as required. Maximising the group's commercial position at each level and stage of the project. Development, review and submission of reports to the Project Manager as required. All other responsibilities as outlined in the relevant Position Description.
MMC Integrator	Complying with the Operational Health and Safety, Environmental, Quality, Industrial Relations and Human Resources Management Systems. Ensure construction works are completed in accordance with all relevant contractual requirements and the prepared Construction Environmental Management Plan. Leading project teams to achieve desired project outcomes.

	Accepting full responsibility for the achievement of construction progress and the successful completion of all nominated contracts. Ensuring that quality levels are achieved in accordance with the contractual obligations, as well as the group's expectations. Ensuring that planning and scheduling of works occurs as required. Maximising the group's commercial position at each level and stage of the project. Development, review, and submission of reports to the Project Manager as required. All other responsibilities as outlined in the relevant Position Description.
Forepersons / Sub Forepersons	Comply with the Work Health and Safety and Environmental Management Policies, Plans and Procedures. Ensure that safe work methods are adopted by all parties in relation to all site activities. Participate in Work Health and Safety meetings (i.e., toolbox talks etc). Complete site inductions in accordance with the group's requirements. Monitor work against specifications to ensure the continuing quality and accuracy of work performed. Notify the Project Manager/Construction Manager of any defects, mistakes, errors, contamination, or variations identified. Ensure construction works proceed in accordance with all relevant contractual requirements. Ensure that quality levels are achieved in accordance with the contractual obligations, as well as the group's expectations. Undertake planning and scheduling of various works. Co-ordinate subcontractor/trade contractor works. Ensure correct set out for all building works. Provide Project Manager and or Construction Manager with regular reports on progress of building works.
Architect and Environmental Consultant Team	Manage and coordinate internal resources to support the requirements of the project. Facilitate client decisions to ensure coordination, deliverables, and timing of outputs. Identify and manage commercial risk associated with design outputs and deliverables. Identify and manage risks related to safety in design. Assess and identify any gaps in consultant scopes and Agreements to confirm coordination across the design. Instigate and maintain standard preconstruction "management tools". Ensure Authorities obligations and requirements are being delivered in the design documents. Assist in the formulation of Ecological Sustainable Development (ESD) initiatives required to achieve project targets and obligations. Monitor ESD deliverables for incorporation in design outputs and construction obligations.

3.2 Project Organisation Chart

The Project Organisation Chart is provided below and outlines the key project groups and their relationships.

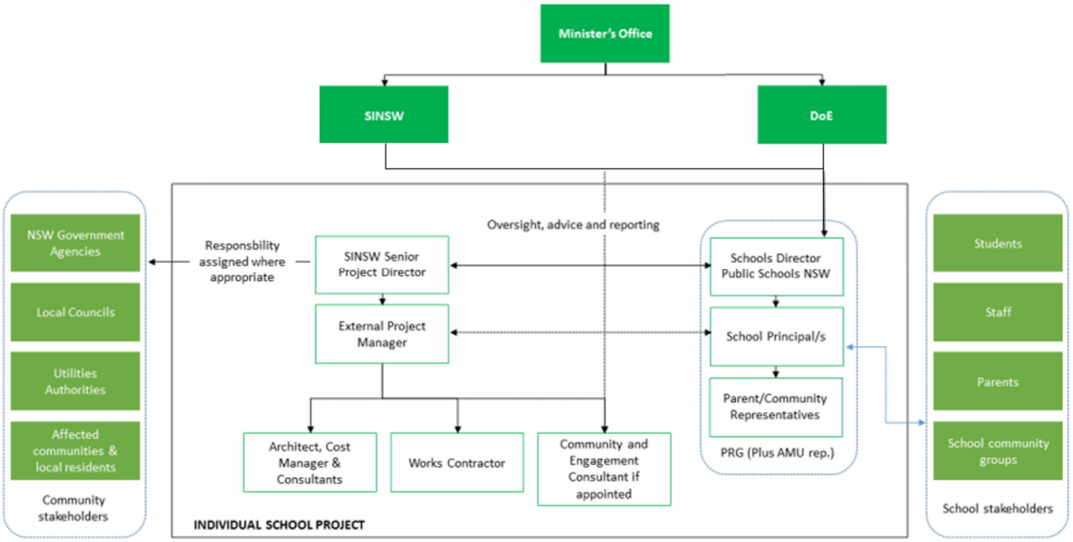


Figure 3 – Organisation Chart

3.3 Legislative Requirements

The works will be undertaken is accordance with Legislative Requirements including but not limited to:

- Contaminated Land Management Act 1997.
- National Construction Code 2021 comprising the Building Code of Australia.
- Protection of the Environment Operations Act 1997 and Regulations.
- Environmentally Hazardous Materials Act 1985.
- Protection of the Environment Administration Act 1991 and Regulations.
- Work, Health & Safety Act 2017 and relevant codes of practice and standards.
- Australian Standard 2601-2001: Demolition of Structures.
- Environmental Planning and Assessment Act 1979.
- Heritage Act 1997.
- Local Government Act 1993.
- National Parks and Wildlife Act 1974.

3.4 Utility Provider and Associated External Approvals

At various stages external approvals of components of the works will be required. This will include:

- Blacktown City Council (sewer, traffic).
- Sydney Water (stormwater).
- Endeavor Energy (local electricity provider).

- NSW Fire and Rescue.
- Transport for NSW (Roads and Maritime Services).
- Communication provider (Telstra).
- Other relevant utility providers.

The approach required to manage these various authorities will be dependent on the respective requirements, however prior coordination with SINSW will be necessary to ensure all approaches are aligned and coordinated with, early engagement will mitigate potential delays and identify potential issues ahead of time and contact consistency will be crucial.

In general, the following principles will be adopted for services shutdowns or when disconnecting services:

- Services impacts on the temporary school will be investigated with full coordination, development and input with the school and all relevant Stakeholders.
- Impacts on the surrounding/adjacent site users will be kept to a minimum, which may result in 'out of hours' being required.
- All relevant Statutory Authorities will be consulted prior to the works commencing to ascertain lead times and correct termination locations.
- All terminations will be undertaken in accordance with SINSW requirements.
- All termination will be undertaken by suitably licensed contractors.
- A minimum of two weeks notice is to be provided to any third party that will be impacted by any service disruption and disruption is to be minimised.
- For locating and dealing with existing services, the Head Contractor is to comply with the requirements of GC21 Edition 2 Preliminaries (Existing Services).

4 Site Operations and Management

4.1 Prior to Commencement of Works

Prior to the commencement of the works, the Head Contractor will:

- ascertain all relevant project information, applicable Standards, Statutory requirements, and Conditions, including all Authorities having jurisdiction over the works.
- obtain all relevant insurances, permits and approvals and pay all associated fees, including any outstanding Long Service Leave Levies.
- ensure a copy of the Crown DA is filed on site for reference throughout the works.

The Head Contractor will complete a dilapidation survey of existing infrastructure that may be impacted by the works, including covering roads, footpaths, and external areas of existing buildings located adjacent to the construction site. The resulting report will be provided as a pre-commencement record of the existing built works adjacent to the construction areas. It is worth noting that a dilapidation report has been provided by Northrop prior to the commencement of the construction works at the temporary school.

4.2 Works Areas

Prior to the commencement of the works, physical separation of the site from the street and the temporary school will be established through Class A Hoarding or appropriate fencing. Temporary footpaths will be established where it is deemed required for public access. Site accommodation will be located within the site boundary to accommodate construction workers and site visitors.

4.3 Site Establishment

The Head Contractor will provide and maintain all necessary temporary facilities required for the safe and secure performance of the works, including, but not necessarily be limited to:

- first aid facilities;
- hoardings;
- storage compounds;
- site administration facilities;
- work sheds (including decontamination facilities where applicable) and changing areas for the use of the remediation contractor, all subcontractors and consultants;
- cranes;
- site amenities;
- temporary site sheds; and
- bins for rubbish generated by personnel;
- access equipment, including scaffolding, barriers, platforms, ladders, etc;
- construction plant; and
- emergency vehicle access.

The following table summarises the measures that will be implemented prior to commencement of the works at the site.

Item	Description
Control of site	Site control will ultimately be the responsibility of the Head Contractor.
Access	Access to the site will be controlled by the Head Contractor performing the works and the site will be off limits to all non-essential personnel. The public will not have access to this area of the site.
Supply of utilities	The installation and commissioning of all temporary site services (e.g., electricity, water, sewerage and telecommunications) required for the duration of the works will be installed to the requirements of the appropriate regulatory authorities. All approvals in respect to the installation, operation and eventual removal of temporary services will be obtained.
Contractor's facilities	All site accommodation and facilities required for the works will be established in conformance with relevant regulations and authority's requirements. Existing site infrastructure may be utilised for this purpose. Licensed persons in accordance with statutory requirements for the specialist activity in question will carry out all connections.

Site accommodation will be located within the site boundary to minimise any impact on the local community and site access will be controlled through appropriate security controls. A site establishment plan is provided in the following Figure 4.

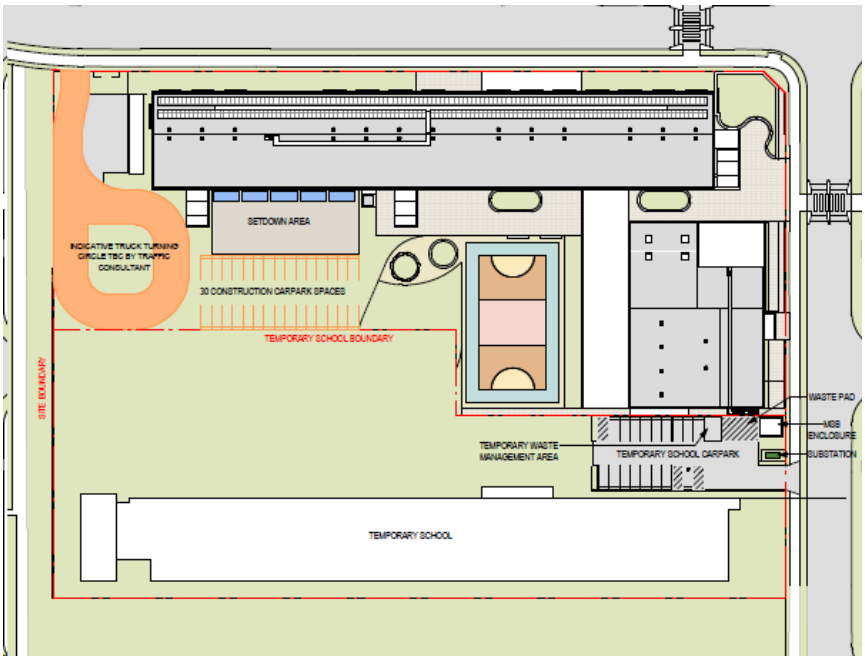


Figure 4 – Site Establishment Plan

Suggest you include an aerial map identifying where hoarding will be located and where fencing will be placed for site access. Please also include the location of demountables/sheds. The Head Contractor will most likely utilise the approved driveway crossover for the temporary school; however, should a new crossover be required, approval under the Roads Act will be obtained (by the Head Contactor once engaged).

Accommodation and amenities for the construction workforce will be provided in demountable site sheds. These site sheds will be erected, relocated, and disestablished throughout the redevelopment to cater for fluctuating workforce demand and moving work areas. All site accommodation will be joined by

covered walkways to ensure the workforce and office staff can move around the area and stay dry from any inclement weather. The site perimeter will be always secure with no unauthorised access permitted.

4.4 Public Safety and Amenity

Hoarding/fencing will be installed as required to optimise public safety and to prevent public access to, and maintain security of, the works. These measures may be staged throughout the works so as to minimise disruption to surrounding site users. The key issues to consider for Public Safety and Amenity include the following:

- Strictly controlling where construction will interface with the public;
- Selection of equipment and low impact construction methods to mitigate noise, dust and vibration impacts does not impacts where possible.
- Regular construction risk assessment using the Interface Strategy principles to identify areas of potential interface that may affect business continuity;
- Undertake a holistic integrated system testing and commissioning process;
- Stakeholder notices / updates.

The project team understands the disruption the project will bring to the various stakeholders and the importance of communicating the construction programming the staff, pupils, pupils' families and public. The better the stakeholders understand of the timing and reasoning of the works, the more comfortable they will be with the temporary inconveniences.

A set of plans covering the works phases may be required, including:

- All site establishment items;
- Changed or modified egress paths;
- Pedestrian and vehicle circulation route changes (if required); and
- Temporary signage requirements.

4.5 Construction Hours

Works are proposed to be generally undertaken between the hours of 7:00am and 6:00pm Monday-Friday and between 8:00am and 1:00pm on Saturdays (depending on the DA conditions of consent).

In addition to regular working hours, there will be occasional periods when out of hours works will be necessary. This may include special deliveries, concrete pours, hoarding installation and removal, and services connections. Crane installation and removal may need to be undertaken over a weekend, utilising both Saturday and Sunday to minimise impacts on the temporary school operation.

Occasional night works, and works on Sundays or public holidays, would be required where dictated by authority requirements (such as road closures) or for worker or public safety.

Construction activities would be locally enclosed by hoarding or temporary fencing staged according to the works. Site vehicle access would be via temporary access points, as per the Permanent School Transport Assessment (included in the Crown DA documentation).

The Head Contractor will determine the necessary out of standard construction works hours with SINSW, Transport for New South Wales (TfNSW) and Blacktown City Council to address the approvals and additional measures required prior to scheduling any out of hours works. This may include works such as the dismantling of hoardings, service connections and other works that interface with the surrounding facilities.

Such permission may be sought where special requirements exist e.g., for oversized deliveries or works which need to be carried out when students are not present on the site.

4.6 Inductions

The project induction will train new workers on project specific safety and emergency procedures; however, the key focus will include interface controls, including:

- The requirements of the Crown DA and Conditions of Consent;
- Working hours;
- Traffic Management;
- Construction methodology;
- Unexpected finds procedure;
- Disruptive Works Procedure: All workers will be made aware of their responsibilities towards understanding what constitutes disruptive works and understand the timeframes associated with preparing to carry out any such works; and
- Working Adjacent to Local Residential and Business Properties: All workers will be made aware of the need to ensure positive contractor behaviour at the approach and on site, including minimising disruptions to local parking and access; and

4.7 Materials Handling

Given the anticipated site constraints a detailed cranage analysis will need to be undertaken to determine the type, size, position and quantity of cranes required for the most efficient material handling solution for the project. Through this exercise the following selection criteria will be considered to all crane positions:

- Coverage for the site;
- Ability to service plantroom areas;
- Capacity for heaviest lifts;
- Minimal disruption to site roads and traffic flow;
- Minimal disruption to internal fit out;
- Ability to service all stages of project from chosen location;
- Redundancy in coverage to account for breakdown or emergency;
- Access to erect and dismantle of cranes.

A significant amount of space is required to sort the material to ensure the piece install is smooth and efficient. The site may utilise a forklift or telehandler to assist with unloading, general materials handling, and bins.

4.8 Managing Risks within an Operational School Environment

Nirimba Fields Public School (temporary school) will maintain operations throughout construction and as such there are key risks that will be present and need to be managed. The following activities through construction and development have the potential to impact on the operation of the temporary school and surrounding residents if not managed effectively and communicated proactively:

- Access and traffic management (Section 7);

- Planning and management of any major shutdowns;
- Minimising and controlling disruptions;
- Emergency after-hours call-out;
- Noise, dust and vibration control (Section 6.5); and
- Out of hours work (Section 4.5).

The Head Contractor will be required to prepare and implement various Management Plans that outline clear and concise communication channels for each area of interface works:

- Stakeholder Management Plan;
- Risk Management Plan;
- Disruptive Works Notification Procedure; and
- Construction Environmental Management Plan.

5 Soil Management

5.1 Earthworks

The earthworks requirements expected for the development may include:

- Using cut to fill, where possible. Bulk earthworks cut/fill volume considerations include:
    - 150mm surface soils has been considered to be removed.
    - 200mm structural slab under building pads.
    - 200mm thickness for hardstand or footpath pavement.
    - Site will need to be built up to level, and the above cuts could be used for levelling across the site.
- Off-site disposal of soil: no bulk off-site disposal of soil is expected. Some incidental off-site disposal may be required, including for contaminated soils (if identified); and
- Importing of soil onto the site: Some import of soil is expected, predominantly topsoil for landscaping and if required for levelling pending the final cut to fill balance.

5.2 Contaminants of potential concern

The identified contaminants of potential VENM concern (COPC) at the site comprised:

- Heavy metals (including As, Cd, Cr, Cu, Pb, Hg, Ni, Zn);
- Total petroleum hydrocarbons (TPH);
- benzene, toluene, ethylbenzene and xylene (BTEX);
- Polycyclic aromatic hydrocarbons (PAH);
- Organochlorine pesticides (OCP);
- Organophosphate Pesticide (OPP);
- Polychlorinated biphenyls (PCB);
- Volatile organic compounds (VOC);
- Phenols;
- Asbestos;
- Per-and-Poly-Fluoroalkyl Substances (PFAS).

A Site Assessment Criteria (SAC) has been provided as an attachment in Appendix C. For consistency, this is the same SAC as presented in the Detailed Site Investigation prepared for the site by Douglas Partners (Report ID: 219660.00, September 2023).

5.3 On-site Re-use of Soil

Soils which meet the SAC and geotechnical requirements will be considered to be suitable for re-use on site. Soils which exceed the SAC may be suitable for on-site re-use subject to further assessment.

5.4 Waste Disposal

All off-site disposal of wastes will be undertaken in accordance with the POEO Act and related regulation. An overview of the process for disposal is provided in the following sections.

Waste types with additional management/ disposal requirements are discussed in subsequent sections of the PCEMP, which should be read in conjunction with this section as applicable.

5.5 Classification for Off-Site Disposal

All soils to be disposed off-site will be assessed and classified in accordance with the POEO Act. At the time of preparation of the PCEMP, classification options comprised:

- EPA assessment requirements for VENM;
- A General or Specific Resource Recovery Order (RRO) under the Protection of the Environment Operations (Waste) Regulation 2014; and
- The EPA Waste Classification Guidelines 2014

5.6 Assessment of Soil

No soils will leave the site without a formal assessment and classification, with the relevant guidance referenced in the Classification for Off-Site Disposal section of the PCEMP. Assessment can be conducted in situ, or on stockpiled soils following their excavation.

The assessment will be undertaken in accordance with the sample frequencies and methods provided in the subsequent sections of the PCEMP. The contaminants of concern tested will be dependent on the source area and previous results and will include, as a minimum: PFAS compounds, metals, PAH, TPH, BTEX, OCP, OPP, PCB and asbestos. Other contaminants of potential concern will be reviewed for specific Site areas and tested as appropriate.

The Environmental Consultant will undertake the waste classification and provide the waste classification report(s) to the Head Contractor. The waste classification process will comprise:

- Determination of the source of the material;
- Review of the conceptual site model (CSM) for the source area to establish COPC;
- Review of any previous laboratory results to determine if they are applicable to the subject soils;
- Inspection for signs of concern (e.g., asbestos-containing materials, staining or odours);
- Testing and analysis as considered necessary based on the previous results and the material type / condition. Testing will need to characterise the subject material appropriately (e.g., including sampling from depth in stockpiles). Testing will be conducted in accordance with the EPA's Contaminated Land Sampling Design Guidelines 2022 and in accordance with discussions elsewhere in Section 5;
- If available, previous results from the source area which are considered relevant (based on the above review) will be considered for their applicability for the further assessment based on their precision, accuracy, representativeness, comparability and completeness. The previous relevant data will be included in the data set unless this review indicates that they are not applicable. If the review indicates that the data is not applicable, adequate justification will be provided in the report on how this decision was made. Data from multiple previous locations will be used where available and applicable to provide a more robust dataset. Statistical analysis will be conducted where appropriate; and
- Provision of a report to the Head Contractor and Principal clearly stating the classification of the subject material.

Based on the results the Environmental Consultant will provide advice on the appropriate disposal / reuse options for the material. In addition, if the results constitute an unexpected finds, the Environmental Consultant will advise the Contractor to allow the unexpected finds methodology in the PCEMP to be implemented.

5.7 Loading and Transport of Spoil

The Head Contractor will track all soil materials imported onto or disposed of off the Site. These will include the tracking of:

- Off-site disposal records for soils (trucking record, landfill dockets, weighbridge slips, on-site source where applicable and consignment disposal confirmation (where appropriate));
- Truck identification (e.g., registration number), date, time, load characteristics (i.e., classification, on-site source, destination);
- Records of the receiving site licences / documentation demonstrating that they are legally able to receive the waste;
- Sources, volumes, dates, and location of any imported materials; and
- Estimated volume(s) of any soils imported to or exported from the Site.

All documentation is to be provided to the Environmental Consultant and the Principal's Representative.

All transport of waste and disposal of materials must be conducted in accordance with the requirements of the POEO Act. Asbestos transporters and facilities receiving asbestos waste must report the movement of asbestos waste to the EPA. Entities involved with the transport or disposal of asbestos waste in NSW, or arranging the transport of asbestos waste in NSW, must use the EPA's online tool, WasteLocate.

Removal of waste materials from the Site shall only be carried out by a licensed contractor holding appropriate licence, consent and / or approvals to dispose of the waste materials according to the assigned waste classification and the corresponding requirements outlined in the EPA Waste Classification Guidelines 2014, and with the appropriate approvals obtained from the EPA, if required.

Transport of spoil shall be via a clearly delineated, pre-defined haul route. The proposed waste transport route will be notified to the local Council and truck dispatch shall be logged and recorded by the Head Contractor for each load leaving the site.

5.8 Disposal of Material

All materials excavated and removed from the site shall be disposed of in accordance with the POEO Act to a facility / site legally able to accept the material. Copies of all necessary approvals from the receiving site shall be given to the Principal's Representative prior to any material being removed from the site. A record of the disposal of materials will be maintained.

All relevant analysis results, as part of classification reports, shall be made available to the Head Contractor and proposed receiving site / waste facility to enable selection of a suitable disposal location. Holding arrangements, treatment and disposal requirements for excavated materials which fail to meet the landfill disposal guideline levels are discussed in the Hazardous Waste Plan section of the PCEMP.

Copies of all consignment notes for the transport, receipt and disposal of all materials (including VENM) will be maintained as part of the site log and made available to the Environmental Consultant for inspection and reporting purposes upon request.

5.9 Special Waste - Asbestos

If asbestos is encountered at the Site, the following will be implemented:

- Notification of the Environmental Consultant by the Head Contractor of the asbestos find and the proposed commencement date of the targeted waste excavation works;

- Development of an Asbestos Management Plan (AMP);

- Set up by the Contractor of an asbestos works area in accordance with the controls to be outlined in the Head Contractor's CEMP. The extent of the asbestos works area is to be determined by the Head Contractor in consultation with the Asbestos Assessor, and will be reviewed and amended as necessary during excavation works;

- Disposal of all asbestos to a facility legally able to accept it. Asbestos transporters and facilities receiving asbestos waste must report the movement of asbestos waste to the EPA. Entities involved with the transport or disposal of asbestos waste in NSW, or arranging the transport of asbestos waste in NSW, must use the EPA's online tool, WasteLocate; and

- Clearance of the asbestos works area by the Asbestos Assessor and Environmental Consultant prior to commencement of general site works within the asbestos works area.

5.10 Hazardous Waste Plan

This plan caters for the storage, treatment and disposal of excavated spoil which fails to meet the criteria for direct disposal to a landfill (i.e., Hazardous Waste). Any suspected Hazardous Waste materials should have their classification confirmed by the Environmental Consultant, including additional sampling and analysis as appropriate, prior to implementing this plan.

Hazardous Waste will be handled as follows:

- Materials of the same spoil category / contamination issue will be carefully excavated and placed as separate stockpiles at demarcated and contained locations. The categorisation would be done on the basis of on-site observations and the contaminant exceedances detected;

- Stockpiles of excavated materials will be appropriately bunded with hay bales / sandbags and covered with anchored geotextile or impermeable plastic sheeting, or alternatively placed in an appropriate container e.g., waste skip, with appropriate cover. Materials considered to have the potential to produce contaminated leachate will be stockpiled in an area with an appropriate leachate collection system;

- Sampling and analysis of segregated stockpiles will be conducted at the appropriate density to determine and characterise the concentrations of the target parameters in the excavated materials (e.g., leachability of the contaminants of concern, treatability studies). The methodology will be in accordance with the PCEMP and requirements of the receiving facility;

- If characterisation assessment of the excavated, stockpiled soils determines that the material is not Hazardous Waste it will be disposed of off-site in accordance with its final waste classification. The ex situ classification will be conducted with reference to the in situ results, but may find that the provisional in situ classification does not apply based on an additional type of data (e.g., TCLP results), further results and statistical analysis or observations determining that a General Immobilisation Approval applies;

- Should the sampling and testing confirm the Hazardous Waste category, a treatment methodology will be determined, which may be to treat the material for re-use on-site or to a suitable standard for landfill disposal. It is anticipated that the treatment and management will be provided by a specialist waste sub-contractor, with the treatment conducted off-site. The treatment methodology will be a commercial decision based on the commercially available technology and timing.

- Companies licenced to treat Hazardous Waste in NSW include:

    - Tox Free Australia Pty Ltd: POEO Licences 4602 (South Windsor) and 12628 (St Marys);

- Cleanaway Industrial Solutions Pty Ltd: POEO Licence 10771 (Unanderra); and
- Environmental Treatment Solutions Pty Ltd: POEO Licence 13230 (Blayney).

- The option for interstate transport, treatment and disposal may also be available, subject to meeting any EPA approval requirements. If the material is to be disposed off-site, appropriate applications will be made to the EPA. It is anticipated that treatment and management of Hazardous Wastes to be disposed off-site would be conducted by a specialised appropriately licensed Hazardous Waste sub-contractor. Agreement as to the appropriateness of the treatment and disposal method for materials must be obtained from the EPA, and disposal consent must be sought from the Hazardous Waste Regulation Unit of the EPA prior to the removal of such wastes from the Site; and

- The appropriately licensed Hazardous Waste remediation sub-contractor will then manage the waste and remove from Site in accordance with the methodology agreed with the EPA.

5.11 Disposal of Waters

Dewatering is not expected to be required for the works. Any site water requiring disposal is to be assessed and managed by the Head Contractor as required by the POEO Act.

If dewatering is required for ponded water in excavations, management and discharge will be done in accordance with the requirements of all relevant Authorities and guidance, particularly the "Blue Book" – Managing Urban Stormwater: Soils and Construction (Landcom, 2004). Water must be flocked, tested and approved by the Head Contractor to ensure hazardous materials and contaminants are contained prior to being pumped into an existing stormwater system.

5.12 Stockpiles of Fill Sourced from the Site

Sampling frequency of stockpiles will be in accordance with Section 5.4 of Contaminated Land Sampling Design Guidelines 2022. Samples will be collected from stockpiles at various depths to characterise the full depth of the stockpile. Assessment of stockpiled soils (note the actual frequency will be determined based on volume, contamination risk and homogeneity of the material):

- Stockpiles ≤250 m^3: one sample per 25 m^3 or a minimum of three samples; and
- Stockpiles >250 m^3: one sample per 50-250 m^3, or a minimum of 10 samples.

Where contaminated soils are stored or treated on bare soils, the footprint of the stockpile requires validation following removal of the contaminated soils in accordance with the following section.

5.13 Validation of Surfaces/ Excavations

The below frequencies will be adopted for validation of ground surfaces/ excavations that require validation. This will include the footprints of contaminated soil stockpiles which require validation following stockpile removal.

Small to medium excavations (base <500 m^2):

- Base of excavation / ground surface area: one sample per 25-50 m^2 or part thereof. Where high local variation is expected, a minimum of three samples will be collected; and
- Sides / walls of excavation: one sample per 10 m length or part thereof (excavations only). Additional samples will be collected at depths of concern where there is more than one depth of concern.

Large excavations (base ≥500 m^2):

- Base of excavation / ground surface area: sampling on a grid at a density in accordance with the EPA NSW EPA Sampling Design Part 1 and 2 - Contaminated Land Guidelines

(August2022) or a minimum of ten samples. In sub-areas with any specific situations, a higher sampling density may be required; and

- Sides / walls of excavation: one sample per 20 m length or part thereof (excavations only). Additional samples will be collected at depths of concern where there is more than one depth of concern.

Stockpile footprints:

- Upon removal of any contaminated stockpile, samples of the stockpile footprint will be taken at a rate of 1 per 25m^2.

5.14 Imported Materials

Importation of soil onto the site is expected to be required to raise the site levels. If soils are to be imported onto the site they must meet the following requirements:

- The soils must be legally able to be imported onto the site in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and any required works specific approvals;

- The soils must meet the geotechnical requirements for their proposed use;

- Wherever possible the soils should be classified as Virgin Excavated Natural Material (VENM). Importation of soils classified under a Resource Recovery Order and Exemption (such as Excavated Natural Material (ENM)) may be considered if sufficient suitable VENM cannot be obtained (e.g., for use as topsoil). Documentation for soils to be imported must be accompanied by laboratory analytical reports recording that concentrations of potential contaminants in the soils are within the required concentrations for the classification and with the SAC (refer to Appendix C). For VENM this includes having no signs of concern, no acid sulfate soil, metal concentrations at background levels and organic compounds below appropriate laboratory limits of reporting. Any VENM to be imported will also be accompanied by a VENM classification report prepared by a qualified and experienced environmental consultant;

- Prior to importation appropriate documentation needs to be provided to, and approved by, the Environmental Consultant;

- The material must be inspected during importation by the Head Contractor, and any materials not meeting the description given in the provided documentation or displaying signs of contamination will be rejected. Should any signs of contamination be identified, the Environmental Consultant should be notified and will also conduct inspection(s) during and / or following importation to check the same; and

- Additional testing of the imported material may be required as detailed in the following sections of the PCEMP, as recommended by the Environmental Consultant, commensurate with the documentation and the material type / classification.

Imported soil, rock and recovered aggregate will be tested to confirm that they can be legally imported onto the site. The scope of testing will depend on the quality of the paperwork provided and the assessed risk of the source site. The risk will be assessed by the Environmental Consultant based on the material type information provided in the source documentation, the documentation quality and any testing results. Materials assessed to be high risk will not be imported. Documentation will be reviewed for site history; material description, quantity, source, contamination and Acid Sulphate Soil (ASS) potential; assessment and testing results; independence of person providing the assessment; and tracking records for the materials transport).

The risk categories will be assigned with consideration of the following:

- Low Risk: material considered to have a low risk of contamination based on complete documentation, the material being predominantly naturally derived, availability of site history information with low risk of historic sources of contamination and laboratory results for a

range of common contaminants consistent with the site history with all results within the SAC and legal requirements for importation. Low risk materials will be considered to include VENM with the above information; and tunnel spoil with a specific resource recovery order (RRO) / resource recovery exemption (RRE) issued by the NSW Environmental Protection Authority (EPA);

- Moderate Risk: material considered to have a moderate risk of contamination based on reasonable documentation (but may have some potential data gaps), site history information showing a low to moderate risk of contamination and laboratory results for a range of common contaminants consistent with the site history with all results within the SAC and legal requirements for importation. Moderate risk materials will be considered to include topsoil, tested in accordance with the EPA requirements for the material; and ENM with testing results for a range of common contaminants (including PFAS compounds, metals, PAH, TPH, BTEX, OCP, OPP, PCB and asbestos); and

- High Risk: material considered to have a high risk of contamination based on insufficient documentation, site history information indicating a high risk of contamination for the subject material, materials with insufficient testing results. High risk materials will include ENM with no testing for common contaminants other than those listed in the ENM resource recovery order (RRO), and VENM with insufficient testing based on the site history information. This material is not to be imported onto the site.

It is anticipated that materials will be tested at the following frequencies:

- Low risk material, per source site:
    - ≤1,000 m^3: one sample per 200 m^3 or a minimum of three samples; and
    - >1,000 m^3: five samples from the first the first 1,000 m^3 plus one sample per additional 1,000 m^3 or part thereof.
- Moderate risk material, per source site:
    - ≤1,000 m^3: one sample per 100 m^3 or a minimum of three samples; and
    - >1,000 m^3: ten samples from the first the first 1,000 m^3 plus one sample per additional 200 m^3 or part thereof.

5.15 Soil Sampling

The following general sampling methodology is to be implemented for all soil sampling:

- Preparing records of samples, including sample date, location, description, signs of concern, and any field results;
- Sampling from surface or from the utilised plant using disposable sampling equipment or stainless-steel hand tools;
- Decontaminating all re-useable sampling equipment prior to collecting each sample using a PFAS-free detergent and distilled water, as well as appropriate sampling containers (i.e., not Teflon-lined lids);
- For asbestos analysis transferring samples into a sealable plastic bag, and then placement in a second plastic bag / sealed container (such as an esky) (i.e., double bagging);
- For chemical analyses transferring samples into laboratory-supplied sample containers, fill to the top to minimise the headspace within the sample container and capping immediately. Containers with Teflon-lined lids are not to be used for PFAS sampling;
- Quality Control and Quality Assurance (QA / QC) samples will be collected and analysed in accordance with the methods outlined in the Quality Control and Quality Assurance section;

- Labelling sample containers with individual and unique identification details, including project number and sample number;
- Placing the samples in plastic bags for asbestos analysis into a sealed container for transport to the laboratory;
- Placing the sample containers for chemical analysis into a cooled, insulated and sealed container for transport to the laboratory. Chemical or gel-based coolant products (such as blue ice-bricks) are not to be used.; and
- Using chain-of-custody documentation for sample tracking.

5.16 Soil Field Testing

General sampling and sample management procedures comprise:

- PID Field Test:
    - Calibrate the PID with isobutylene gas at 100 ppm and with fresh air prior to commencement of each successive day's field work;
    - Allow the headspace in the PID zip-lock bag samples to equilibrate; and
    - Screen using the PID.
- Assessment of Subsurface asbestos containing material (ACM) should be outlined in an AMP (if required) and include:
    - Collect at least one bulk (~10 L) soil sample per metre of fill from each test pit / borehole;
    - Weigh each bulk sample;
    - Screen each bulk sample through a ≤7 mm aperture sieve;
    - Weigh all retrieved potential ACM fragments; and
    - Calculate the asbestos concentration (% w/w) in soil as per the procedure described in National Environment Protection Council (NEPC) 2013.

5.17 Laboratory Analysis

Laboratory analysis of samples will be undertaken by laboratories with National Association of Testing Authorities (NATA) accreditation for the analyte being tested and with appropriate QA / QC assessment to meet the requirements below. Any analysis not conducted under a NATA accreditation (e.g., 500 mL asbestos) will be conducted by a reputable laboratory and a discussion will be provide on the reason that NATA accreditation is not held.

Samples will be analysed for the COPC identified for the sampling purpose. These contaminants will be identified based on available laboratory results from previous testing, field observations and the objective of the analysis.

5.18 Quality Control and Quality Assurance

QA / QC procedures will be adopted to assess the repeatability and reliability of the results. Field QA / QC samples will be prepared/ collected as follows:

- In accordance with the NEPM, blind and split replicate samples (i.e., intra-laboratory and inter-laboratory duplicates) will be collected at a rate of one replicate sample per ten primary samples. Replicate samples will be collected from the same location and identical depth to the primary sample. Samples will be split to prevent the loss of volatiles from the soil (i.e., not

homogenised in a bowl). Blind replicate samples will be labelled with an identification number, recorded on field records, so as to conceal their relationship to their primary sample from the analytical laboratory;

- If volatiles are a COPC, laboratory prepared trip blanks and spikes will be taken onto site and subject to the same jar storage and transfer as the field samples for each day of sampling; and
- Rinsate blank samples will be collected if re-usable sampling equipment is used. Rinsate samples will be collected by running deionised water over the decontaminated equipment and collecting into sample container(s).

Field QA / QC testing will include the following:

- Collection of 10% samples for inter-laboratory analysis, analysed for the same suite as primary sample;
- Collection of 10% samples for intra-laboratory analysis, analysed for the same suite as primary sample;
- Trip spike samples (one per batch of samples tested for PAH, TPH, and BTEX where volatile contaminants are of concern);
- Trip blank samples (one per batch of samples tested for PAH, TPH, and BTEX where volatile contaminants are of concern); and
- Collection of rinsate samples for each day of sampling where re-useable sampling equipment is used, analysed for the suite of analytes analysed by the majority of the primary samples.

The laboratory will undertake analysis in accordance with its accreditation, including in-house QA / QC procedures. These may include:

- Reagent blanks;
- Spike recovery analysis;
- Laboratory duplicate analysis;
- Analysis of control standards;
- Calibration standards and blanks; and
- Statistical analysis of quality control (QC) data including control standards and recovery plots.

The QC analytical results will be assessed using the following criteria:

- Sampling location rationale meets with the sampling objective;
- Standard operating procedures are followed;
- Appropriate QA / QC samples are collected / prepared and analysed;
- Samples are stored under secure, temperature controlled conditions;
- Chain of custody documentation is employed for the handling, transport and delivery of samples to the selected laboratory;
- Conformance with specified holding times;

- Accuracy of spiked samples within the laboratory's acceptable range (typically 70-130% for inorganic contaminants and greater for some organic contaminants);
- Field and laboratory duplicates and replicate samples have a precision average of +/- 30% relative percentage difference (RPD) for inorganic analytes and organic analytes; and
- Rinsate samples show that the sampling equipment is free of introduced contaminants, i.e., the analytes show that the reinstate is within the normal range for deionised water.

6 Environment Health and Safety

The Head Contractor will prepare and implement a comprehensive Construction Environmental Management Plan (CEMP) to ensure compliance with all relevant Statutory requirements and the requirements of the DoE. This plan will be developed in consideration of the temporary school and adjacent site users, and reference the following:

- Protection of Environmental Operations Act 1997;
- Protection of the Environment Operations (Noise Control) Regulation 2000;
- WHS Act 2011;
- Protection of the Environment Operations (Clean Air) Regulation 2002;
- Waste Avoidance and Resource Recovery Act 2001;
- Protection of the Environment Operations (Waste) Regulation 1996;
- Environmentally Hazardous Chemicals Act 1985; and
- Environmentally Hazardous Chemicals Regulation 1999.

The following sections outline the environmental management principles to be implemented.

6.1 Contamination

6.1.1 Contamination and Remediation

A total twenty-three (23) test pit samples and sixteen (16) borehole samples from different depths were selected for laboratory analysis. Two (2) QA / QC samples and two (2) sets of trip spike / trip blank samples were also sent for laboratory analysis. Selected samples were tested for the COPC associated with the potential sources identified in the CSM, including various combinations of heavy metals, TPH, TRH, PAH, phenols, OCP, OPP, PCB, PFAS and asbestos. Soil samples were selected for analysis based on site observations (odour, colour) and their location within the subsoil strata.

The Douglas Partners report Detailed Site Contamination Investigation R 001.Rev2 outlined a detailed site (contamination) investigation (DSI) and concluded the laboratory results on samples tested as part of the intrusive component of the DSI show that all contaminant concentrations in the analysed soil samples were below the adopted SAC. Asbestos was not detected in any of the samples analysed for asbestos.

The Douglas Partners report Detailed Site Contamination Investigation R 001.Rev2 also notes that Groundwater is not suitable for extraction and use within the site in the long term as part of the proposed school development. If groundwater is to be extracted during construction (e.g., because of piling and/or dewatering associated with piling) then the groundwater is to be tested prior to disposal to determine suitability for disposal to stormwater or sewer, and or the need for prior treatment.

The Douglas Partners report Detailed Site Contamination Investigation R 001.Rev2. A CEMP must be developed and implemented as part of the civil and construction works, which will be developed by the head contractor prior to commencing works. The head contractor must also outline a protocol for managing unexpected finds of contamination, waste classification (in accordance with the NSW EPA Waste Classification Guidelines, Part 1: Classifying Waste 2014) and off-site disposal of surplus soils.

6.1.2 Asbestos Containing Materials

The Douglas Partners report *Detailed Site Contamination Investigation R 001.Rev2* noted that Asbestos was not detected in any of the samples analysed for asbestos containing materials (ACM).

6.2 Management of PFAS

6.2.1 Per-and-Poly-Fluoroalkyl Substances (PFAS)

A Validation Report prepared by Ramboll in May 2021 comprised an intrusive borehole investigation across the PFAS impacted area to investigate the depths to the PFAS layer, the concentrations of PFAS in that layer and the fill composition either side. BH01, BH03 and BH05 are located on the school site. Table 10-1 of Ramboll (2021). *PFAS MEA validation Report – Former Schofields Aerodrome*, May 2021 (Reference: 318001088) summarises the borehole profiles and states that the depths to the PFAS layer were 3.26 m (BH01), 3.06 m (BH03), 3.07 m (BH05) and 3.06 m (BH09). Based on the information provided in the previous investigations, it is assumed that the depth to the PFAS layer with the proposed school is at least 3 m below current ground surface, hence there is effectively a 3 m cap over the material. The PFAS layer was specifically placed above the groundwater so as not to be an ecological risk. This is documented in the May 2021 Validation Report and Site Audit Report dated June 2021. There is no need for further groundwater monitoring or groundwater remediation. If for some reason the project needs to dewater as part of the construction, then the water will need testing and treatment prior to disposal. A Conceptual Site Model is provided in Appendix D.

Senversa (2021). *Site Audit Report, PFAS Material Emplacement Area (PFAS MEA), Former Schofields Aerodrome, June 2021.* The nature and extent of the PFAS material emplacement layer has been appropriately determined. The risk to human health and the environment posed by the PFAS material emplacement layer is acceptable, given the current configuration of the material emplacement area, for the current and approved uses, subject to the implementation of this PCEMP. A survey of the PFAS layer is provided in Appendix B.

The PFAS MEA layer across the site is indicated by the red dashed line the following plan.

Figure 5 – PFAS MEA overlay from Ramboll 2021 onto the school site.

6.2.2 Works Anticipated Above the PFAS MEA

The previous site investigations notes that PFAS is as shallow as 3 meters. Work may be carried out in the PFAS Material Emplacement Area. This is limited to the construction of the Hall/Library and landscaping to the south of the site. Management of this work is further discussed in Section 4.1.5).

The electrical and communication services are <1m and therefore do not require excavation works greater than 3m bgl. Further, with the exception of Sydney Water sewer connection point, the hydraulic pressure and fire services pipework will be <1m depth and therefore do not require excavation works greater than 3m bgl. The trench depths for these services will be slightly deeper 1m depth, allowing for bedding materials to be placed below the pipework. This extra depth will be in the order of 200mm. It is considered that the installation of these services will not impact or disturb the PFAS MEA.

The only service installation that is anticipated to encroach on the 3m depth area will be localised to the Sydney Water sewer connection point, which is situated in the north western corner of the site. This existing sewer pipe is >4m BG extending along the northern boundary. Any works associated with this pipe will be determined as part of the S73 and Building Plan approval process. This connection point is the furthest point on site from the PFAS MEA and will not impact or disturb the area.

The anticipated max depth of excavation above the PFAS MEA is expected to be 1.2m bgl to allow for the above service installation of the Hall, Library and landscaping area.

The only construction activity expected to impact/disturb the PFAS MEA will be driven piles underneath the hall and library. The piling design is anticipated to comprise prefabricated elements (timber, steel or concrete), driven into the ground by percussion, pressing or vibration, using proper machinery. The execution method used for this type of piles is fast and does not depend on local conditions, presenting good stability in soft soils. More importantly, this methodology means there will be no soil material disturbed, excavated, or brought to the site surface. The depth of these driven piles is expected to be through to Natural Soil (between 3.0 m and 9.8 m) and/or Bedrock (between 8.2 m and 9.8 m). The idea of shallow foundations has been explored. However, that has been determined by the Geotechnical engineer as a high-risk due resulting in differential settlement. The structural engineer recommended investigating steel screw piles later in detailed design once a head contractor has been engaged.

The ground floor slab on grade is proposed to be designed as a suspended slab (230mm thick) on grade supported by the pile foundations. As per Geotechnical Engineer's recommendation a 60mm void former layer on top of a 150mm thick drainage layer will be documented beneath the slab on grade.

6.2.3 Management Summary

Previous reports have indicated that the risk to human health and the environment posed by the PFAS material emplacement layer is acceptable, given the current configuration of the material emplacement area, for the current and approved uses. To control potential disturbance of the PFAS Material Emplacement Area, the following measures will be implemented:

- The location of the PFAS Material Emplacement Area will be referenced on the Head Contractor's Pre-Start and Site Inductions so all visitors and site workers are made aware of its presence prior to working on site.
- Works of subsurface utilities to service the permanent school will be at a depth no greater than 1.5 from the surface in the area where the PFAS Material Emplacement Area is located.
- Other civil type works are not in the zone of influence to the PFAS Material Emplacement Area, thus mitigating the risk of disturbance and exposure. This includes excavation and placement of sewer and stormwater lines and an OSD tank in the north western corner of the site, where no PFAS was identified (in the DSI report prepared by Douglas Partners).

In the unlikely event that PFAS impacted soils are excavated or brought to the site surface, protective clothing and gloves should be used to ensure it does not come into contact with workers' skin. If disturbance to the PFAS MEA is required at the site, a suitably qualified environmental consultant will be consulted prior to any intrusive works undertaken, to determine the additional management or approvals required. It is not anticipated that any deep excavation into the PFAS MEA will be required during development, and therefore this requirement is considered unlikely.

Any PFAS impacted soils brought to the surface as a result of piling activities, which are not suitable for re-use within the site, must be disposed to landfill under a formal waste classification and the site reinstated with clean material over the top, prior to commencing the construction works. Soils will be classified in accordance with Addendum to the Waste Classification Guidelines (2014) – Part 1: classifying waste (October 2016).

The general steps outlined in the following unexpected finds section will be followed.

6.3 Unexpected Finds

If soil is encountered during the works which appears to be potentially contaminated and appears to be different from the soils otherwise encountered to date, or point sources of contamination such as buried drums or wastewater interceptors are encountered, the following procedures will apply. Under this PCEMP, unexpected finds includes PFAS impacted material, ordnance related items (small arms ammunition, explosive ordnance waste, unexploded ordnance), underground storage tanks, buried or tipped waste, asbestos, other contaminated soil identified by staining, discolouration or odour:

- STEP 1: Head Contractor to immediately cease work and contact the Environmental Consultant.
- STEP 2: Head Contractor personnel to form an exclusion zone using barricading or similar to prevent access and exposure by workers.
- STEP 3: Environmental Consultant (if not already on site) to arrange for inspection of encountered material or items.
- STEP 4: Environmental Consultant to undertake detailed inspection and sampling and analysis of unexpected material or items. The sampling density requirements will be determined on site in accordance with the requirements of NSW EPA (2022). Sampling Design Part 1 and 2 - Contaminated Land Guidelines (August2022).
- STEP 5: Environmental Consultant to assess analytical results against the SAC.
- STEP 6: Where results exceed the SAC, the Environmental Consultant is to assess and determine an appropriate remediation approach with respect to the unexpected material encountered.
- STEP 7A: If contamination is not asbestos, undertake an assessment of potential risk and requirement for remediation and, if remediation is required, develop a Remediation Action Plan (RAP) to address the requirements of remediation for material or classification in accordance with the NSW EPA (2014) Waste Classification Guidelines and disposal offsite to a facility licensed to accept the specific class of waste. This will be reviewed and endorsed by the Site Auditor prior to being approved and implemented.
- STEP 7B: If contamination is friable asbestos, a Class A remediation supervisor will be contacted to undertake an assessment of potential risk and requirement for remediation and, if remediation is required, develop a RAP to address the requirements of remediation for material or classification in accordance with the NSW EPA (2014) Waste Classification Guidelines and disposal offsite to a facility licensed to accept the specific class of waste.
- STEP 8: Environmental Consultant to supervise remediation and undertake validation in accordance with the RAP prepared in Step 7A or Step 7B.
- STEP 9: The location and extent of the unexpected find encountered (e.g., buried asbestos, etc.) is to be surveyed or appropriately documented on a map.
- STEP 10: Head Contractor to remove barricades for exclusion zone.
- STEP 11: Environmental Consultant to submit Validation Report (if required by the RAP prepared in Step 7A or Step 7B) to Site Auditor for review and endorsement, then on to the Head Contractor. The Validation Report will be prepared in accordance with the NSW EPA

Consultants reporting on contaminated land, Section 2.2, Checklist Table 2.6 Site remediation and validation (NSW EPA, 2020).

In the context of the above, “suspicious” material would include, but is not limited to, oily materials or materials with unusual odours, drums, metal or plastic chemical containers, buried solid waste, ash, slag, coke or brightly coloured material etc. Any suspicious material/soil which have been excavated will be stockpiled on bunded, strong, impermeable plastic sheeting, protected from erosion and all seepage retained (divided into domains or stockpiles representing similar material types).

Excavation works at that part of the site where the suspicious material (soil, asbestos containing material or physical find) was encountered will cease until an inspection is carried out by an appropriately qualified environmental consultant or its representative. Based on visual inspection, the environmental consultant will provide interim advice on construction health and safety, soil storage and soil disposal to allow other activities to proceed if possible.

Based on sampling and analysis of the material, the environmental consultant will provide advice based on a comparison of the laboratory test results to appropriate criteria relating to human health, potential environmental impacts and waste disposal.

Asbestos at the site would need to be managed through the implementation of an Asbestos Management Plan. Upon discovery of any suspected asbestos containing material (ACM) at the site, an Asbestos Management Plan will be implemented with the following actions to be taken immediately:

- stop all activities that may disturb the materials;
- inform the site operator of the discovery;
- suspend work until it has been determined whether the material in question contains asbestos; and
- physically quarantine the area with a signed barrier stating, “Danger Asbestos”.

6.4 Archaeology Material

An Aboriginal Cultural Heritage Due Diligence Assessment has been prepared by Apex Pty Ltd and provides an assessment of the archaeological potential for the site. The study area was assessed as having no sub-surface archaeological potential, based on the results of the visual pedestrian inspection. The report notes that no further Aboriginal archaeological assessment is required prior to the commencement of works as described in this report. Should unanticipated archaeological material be encountered during site works, all work must cease, and an archaeologist contacted to assess the find. Further archaeological assessment and Aboriginal community consultation may be required prior to the recommencement of works. Any objects confirmed to be Aboriginal in origin must be reported to Heritage NSW.

6.5 Noise and Vibration

A Noise and Vibration assessment has been prepared by NDY and generally outlines the construction activities and mitigation which should be implemented during the construction phase of the project. The existing local site users that would be most impacted by potential noise and vibration would be the residences along Nabthorpe Parade as well as the Temporary School users. All practicable measures will be taken to reduce the noise and vibration arising from the works. Noise and vibration shall not exceed the limits set out by the NSW Environmental Protection Authority.

The report prepared by NDY outlines several strategies to be implemented to manage construction noise and vibration. Additional considerations could include which are also outlined the Noise & Vibration Impact Assessment Report:

- During extended construction hours, less intrusive works will be scheduled to be carried out and/or works will be carried out away from sensitive receivers.
- Activities that approach the highly noise affected criteria for the residential receivers to be carried out during times where receivers are less sensitive to noise.

- Avoid unnecessary revving of engines and turn off plant that is not being used/required.
- Where possible organise the site so that delivery trucks and haulage trucks only drive forward to avoid the use of reversing alarms.
- Where possible, avoid using tonal reverse alarm outside standard construction hours.
- Organise and schedule the equipment operations to limit the noisiest machines operating simultaneously.
- Site set up/ movement of plant / delivery of material/waste removal to site should generally be restricted to day period.
- Truck drivers are to be informed of site access routes, acceptable delivery hours and must minimise extended periods of engine idling.
- Ensure there is no unnecessary shouting or loud stereo/radios on site. There must be no dropping of metal from heights, throwing of metal items or slamming of doors.
- Use less noise intensive equipment where reasonable and feasible.
- Where practical fixed plant should be positioned as far as possible from the sensitive receivers.
- Use temporary site buildings and material stockpile as noise barrier.
- Employ the use of solid barrier plywood hoardings if required.
- Where practical, a partial enclosure shall be used to minimise noise levels.

As part of the noise and vibration mitigation treatment for the project, the Head Contractor will be responsible for the checking of compliant maintenance regimes and Statutory supervision of all equipment. Proposed noise and vibration mitigation treatments will be included in the Head Contractor's CEMP.

6.6 Dust and Air Quality Management

Objectives for the project are to implement appropriate controls to suppress dust and other suspended particles in accordance with legislation, as well as management requirements minimising the generation of dust on the site and potential emission issues relating to plant and equipment. Strategies for air quality management for both the temporary school and nearby site users includes:

- Clear definition of trafficable and material storage areas to prevent unnecessary vehicle movement into other areas;
- Use of water carts to dampen work areas and exposed soils to prevent the emission of excessive dust;
- Installation of a wheel shaker grid and/or wash down facilities at the vehicle egress point during excavation works;
- Ensuring trucks transporting materials to and from the site use covers to prevent windblown dust or spillage;
- Ensuring truck tailgate locking mechanisms are operational and in use;
- Periodic inspection of surrounding roads to ensure no construction contamination and initiation of road sweeping if required;
- Careful selection of materials for temporary road surfacing;

- Subcontractors to maintain equipment / machinery to ensure exhaust emissions comply with relevant legislation and guidelines;
- All waste material to be sorted, collected and removed from site (for recycling where possible); and
- Air quality monitoring. Where required, air monitoring for fibrous asbestos and asbestos fines should be conducted and outlined in an AMP (as required).

6.7 Odour Control

The amount of odour generated by the works will be influenced by the extent of open excavation stockpiles, weather conditions and the quality of excavated material. Odour management will address the following key issues:

- Location and cause of odour;
- Minimisation of odour and its source;
- Odour management response procedures; and
- Implementation of an odour monitoring regime.

If air quality is considered to be unsatisfactory, the Head Contractor will conduct appropriate works to rectify the ambient air quality to an acceptable standard within the shortest time practicable.

6.8 Vegetation Protection

The Head Contractor's CEMP will detail the measures that will be implemented to protect trees and vegetation being retained throughout the works. The Head Contactor will ensure areas of native Fauna are preserved through fencing and signage accordingly to avoid any damage and any conservation measures currently in place will be maintained.

The Head Contractor will also minimise the spread of weeds and grasses. This may include covering long-term stockpiles and bare areas with shade cloth or revegetating to minimise the establishment of weeds. Land clearing shall be minimal and staged to reduce the total area of cleared land at one time.

6.9 Sediment and Erosion Control

A Civil Engineering Design Report has been prepared by Enstruct Group Pty Ltd (Enstruct) and generally outlines the controls that will be implemented to manage sediment and erosion during construction. Any discharges from the site will be strictly controlled to ensure hazardous materials and contaminants are contained in accordance with the requirements of all relevant Authorities and guidance, particularly the "Blue Book" – Managing Urban Stormwater: Soils and Construction (Landcom, 2004).

The site will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods. Stormwater kerbs and drainage lines will be fitted with silt barriers (or the like) to slow run-off and reduce erosion/discharge from the site. Silt barriers will be replaced when 30% of their capacity has been reached and other control equipment will be inspected and maintained, particularly during heavy rainfall periods, and replaced when no longer effective.

Stormwater grate inlets surrounding the site will be covered with geotextile fabric to allow water to enter into drains whilst retaining sediments.

All long-term soil stockpiles will be protected from wind and water erosion by coverage with anchored shade cloth or vegetation as well as being fitted with silt barriers (where appropriate). Sediment and leachate control measures must be incorporated for any stockpiled material to prevent sediment entering the stormwater system or from migrating off-site. Control measures will be established to prevent surface water run-off entering and leaving excavations and stockpile areas.

Control measures may include:

- temporary bunding or diversion drains;
- impermeable sheeting placed under and/or over stockpiles;
- silt fences/silt socks to surround stockpiles; and
- protection of existing drains with silt barriers/fencing.

These mitigation measures will be regularly inspected to ensure that they are in good condition and if necessary upgraded where their performance is deteriorating.

6.10 Hazardous Materials

All hazardous materials (including subcontractors' materials) shall be registered by the Head Contractor and stored in an impervious Hazardous Materials Store which will be properly maintained to ensure that it has not deteriorated and remains effective.

A spillage kit (dry absorbent material – sand, saw dust or oil absorber) shall be on site and its location communicated. A licensed waste disposal contractor shall carry out transport and disposal of spillages.

The discovery of unexpected hazardous materials or contamination will be dealt with in accordance with Council, the NSW EPA and WorkCover requirements, in consultation with the project team members as required.

6.11 Environmental Incident Control

All works are to be conducted with in line with the Head Contractor's environmental management plan and environmental procedures, which will control any activity that could potentially cause a pollution incident as defined by the Protection of the Environment Operations Act 1997.

An environmental emergency response would be in consideration to:

- Where employees or subcontractors are dealing with substances which may cause fire or other hazards (e.g., flammable paints or corrosive cleaners), a non- combustible spill absorbent material shall be provided to the site for the containment and/or clean-up of leaks or spills.
- The direction of the Safety Data Sheet (SDS) must be followed during the containment or clean-up of all spills or leaks.
- Under no circumstances shall spills or leaks be allowed to enter the stormwater system, e.g., via roofing downpipes or street gutters.
- Any spills or leaks which are pollution incidents causing or threatening material harm to the environment shall be dealt with in accordance with the Head Contractor's WHS and Environmental Management procedures.

6.12 Salinity Management Plan

The current salinity investigation (prepared by Douglas Partners and submitted with the DA package of documents), indicates that materials within the site range from non-saline to moderately saline. Testing of other parameters associated with salinity indicates that the materials are non – aggressive to mildly aggressive to concrete and non-aggressive to mildly aggressive to steel. In addition, shallow soils were sodic.

The management strategies assume the most conservative approach of moderately saline soils being present across the site. The following management strategies are confined to the management of those factors with a potential to impact on the development:

- Management should focus on capping of the upper surface of the sodic soils, both exposed by excavation and placed as filling, with a more permeable material to prevent ponding, to reduce capillary rise, to act as a drainage layer and to reduce the potential for erosion.

- With respect to any required imported filling, which is expected to be only in small quantities, testing should be undertaken prior to importation, to determine the salinity characteristics of the material, which should not be greater than mildly-aggressive and, where possible, but should not be greater than “slightly saline” in classification.

- Sodic soils can also be managed by maintaining vegetation where possible and planting new salt tolerant species. The addition of organic matter, gypsum and lime can also be considered where appropriate. After gypsum addition, reduction of sodicity levels may require some time for sufficient infiltration and leaching of sodium into the subsoils, however capping of exposed sodic material should remain the primary management method. Topsoil added at the completion of construction is, in effect, also adding organic matter which may help infiltration and leaching of sodium.

- Avoiding water collecting in low lying areas, in depressions, or behind fill. This can lead to water logging of the soils, evaporative concentration of salts, and eventual breakdown in soil structure resulting in accelerated erosion.

- Any pavements should be designed to be well drained of surface water. There should not be excessive concentrations of runoff or ponding that would lead to waterlogging of the pavement or additional recharge to the groundwater through any more permeable zones in the underlying filling material.

- Installation of surface and subsoil drainage systems for structures in accordance with normal engineering practice.

The following additional strategies are recommended for completion of civil service installation and for building construction. These strategies should be complementary to standard good building practices recommended within the Building Code of Australia, including cover to reinforcement within concrete and correct installation of a brick damp course, so that it cannot be bridged to allow moisture to move into brick work and up the wall:

- Based on the results of this investigation, soils underlying the site were identified as mildly aggressive to concrete and very saline. As such, the durability requirements provided in Tables 9 and 10 (provided in the Douglas Partners Report on Salinity Investigation and Management Plan, Project 219660.01, May 2023) should be taken into account by the designer.

- Wet cast concrete pipes and currently manufactured spun concrete pipes are understood to have estimated compressive strengths of 50 MPa and 60 – 70 MPa, respectively, in excess of the requirements for mass concrete in G above.

- In all masonry buildings a brick damp course should be installed so that it cannot be bridged either internally or externally. This will prevent moisture moving into brickwork and up the wall.

- The use of a bedding layer of sand (100 mm thick), overlain by a membrane of thick plastic (damp proof as opposed to vapour proof), is recommended under concrete slabs to act as a moisture barrier and drainage layer and to restrict capillary rise under the slab. As an alternative method for protection of concrete slabs for non-residential construction, higher strength (32 MPa) concrete may be placed directly on a layer of crushed rock. Such rock should be sourced locally from an area classified as non - saline or slightly saline or should be imported after stockpiling, testing and classification as non-saline or slightly saline.

- Resistivity results indicate soils within the site that are mildly aggressive to steel. The following corrosion allowances (as per AS 2159 – 2009) should be taken into account by the designer:

    - Mild: uniform corrosion allowance 0.01 – 0.02 mm/year.

In instances where a coating is applied to the pile, if the design life of the pile is greater than the design life for the coating, consideration must be given to corrosion of the pile in accordance with the above list.

7 Construction Traffic Management

7.1 Construction Access and Vehicular Routes

A preliminary Construction Traffic and Pedestrian Management Plan prepared by Mott Macdonald and is provided with the Crown DA package of documents. This document is to be relied upon for the general construction traffic and pedestrian management and controls to be implemented through construction. Upon engagement of a head contractor, a Construction Traffic and Pedestrian Management Plan is to be prepared.

The anticipated vehicular ingress and egress routes are provided in Figure 5 below.

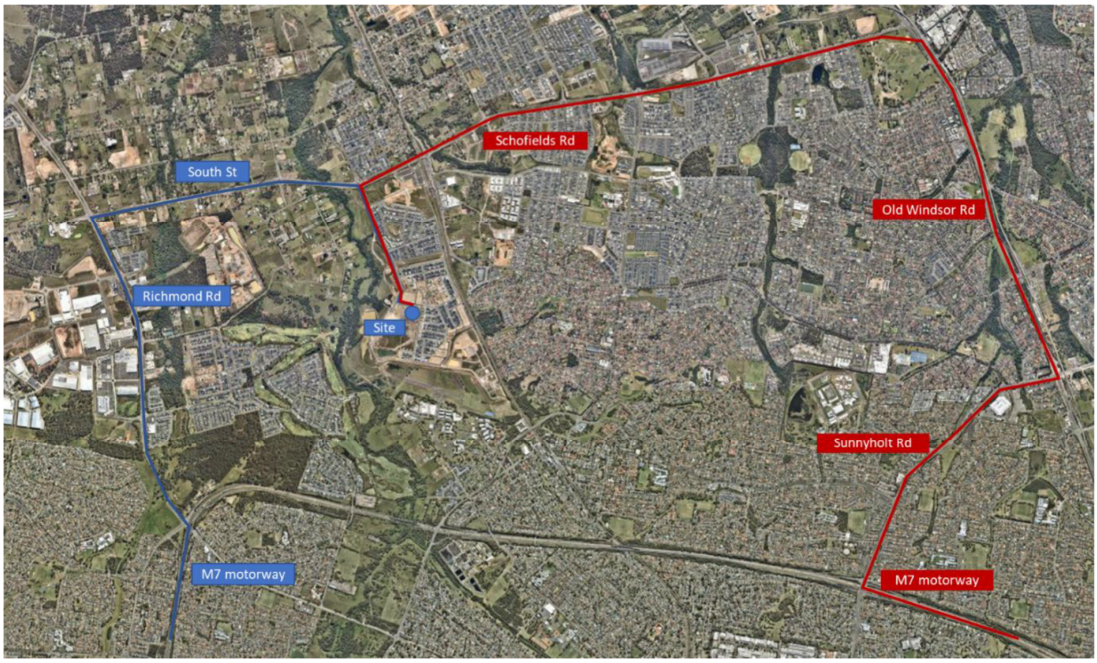


Figure 6 – Construction Vehicle Ingress and Egress Routes (source: Mott Macdonald Permanent school Transport Assessment August 2023)

Construction vehicles are expected to approach and depart from the site via the Triton Parade in order to not have an impact on the operation of the temporary school. All construction vehicles will be arriving from Triton Parade as that is the current only access directly to the site.

Construction vehicles will enter and exit the Works Zone on Triton Parade in a forward direction. There is currently only one access route to the Nirimba Fields precinct, from South Street and Schofields Road via Aerodrome Drive. There are two main access and egress routes from the estate:

1. Access/egress to and from the west: via South Street and Richmond Road to the M7 motorway

2. Access/egress to and from the east: via Schofields Road, Old Windsor Road and Sunnyholt Road to the M7 motorway.

Additional traffic management items will be addressed by the Head Contractor in the CEMP; however, the following items are noted:

- Some contractor parking may be possible onsite during construction; however, this would be limited and dependant on the construction activities being undertaken.

- If a parking work zone is required, approval under the Roads Act will be obtained (by the Head Contactor once engaged).

- Parking will not impact the pick-up / drop-off areas or bus drop off area around the school, and these will remain in operation throughout construction. Further detail on this is provided in Section 7.5.

7.2 Construction Vehicles and Truck Movements

Vehicles that will access the site during the works will comprise Articulated Vehicles and Small-Heavy Rigid Vehicles. Proposed truck types to be used during the works include:

- Demolition material removal trucks;
- Spoil and excavation removal trucks.
- Concrete trucks
- Rigid delivery trucks; and
- Semi-trailers for large equipment and plant (subject to access).

Delivery and removal trucks are to have a staggered arrival schedule and occur outside general peak hours. Given that the permanent school will be constructed while the temporary school is in operation, there will be strict controls in place for construction vehicle movements during school bell times.

Avoiding peak hours allows for minimal queueing of construction vehicles and prevents congestion in the neighbouring areas. Any vehicles arriving after the worksite has reached maximum capacity will need to reschedule their delivery and depart, although it is anticipated that enough queueing space will be available.

Road network impacts by worker traffic to the site will be mitigated by the construction workers generally starting earlier and finish earlier than the commuter peak periods and would likely not coincide with the school or road network peak periods. Given the undeveloped nature of the site to date, it is expected that requirements for construction worker parking can be accommodated on the school site during the construction period. If parking is insufficient, workers will be expected to carpool or use alternative transport methods where appropriate.

The estimated peak vehicle activity of approximately 20 vehicles per day would typically equate to around 3 vehicles per hour. Existing traffic volumes along Nabthorpe Parade are approximately 136 per hour in the morning peak (two-way) and 94 per hour in the afternoon peak. Similar volumes are observed along Triton Parade, with 199 vehicles per hr in the morning peak, and 152 in the afternoon peak. Construction traffic is therefore expected to represent a negligible fraction of total local traffic volumes and cause no impact to existing intersection operation. Suitable traffic management measures will nevertheless be implemented to manage these vehicles by the head contractor.

7.3 Mitigation measures

Mitigation measures would be adopted during the construction phase to ensure traffic movements have minimal impact on surrounding land uses and the community in general, and would include the following:

- Truck loads would be covered during transportation off-site;
- Neighbouring properties would be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities;
- All activities, including the delivery of materials would not impede traffic flow along local roads;
- Materials would be delivered, and spoil removed during standard construction hours;
- Avoid idling trucks alongside sensitive receivers; and

- Deliveries would be planned to ensure a consistent and minimal number of trucks arriving at site at any one time.

To manage driver conduct the following measures are to be implemented:

- All truck movements will be scheduled;
- Vehicles are to enter and exit the site in a forwards direction along the travel path shown on delivery maps; and
- Drivers are to always give way to pedestrians and plant.

Careful management of heavy construction vehicles exiting the site and the Works Zone will ensure traffic safety. The relatively low traffic volumes on Triton Parade and Nabthorpe Parade means vehicles are expected to use suitable traffic gaps to exit.

7.4 Pedestrian and Traffic Safety

During construction, it is expected that the shared user path along the school side of Nabthorpe Parade is expected to be closed to pedestrians and cyclists. However, the impact of this closure is expected to be minimal, given the lack of existing development along that side of the street. An alternative route along the other side of Nabthorpe Parade will be provided during construction working hours, with signage and detours clearly marked.

7.5 Management of Temporary School and Operational Continuance

The following construction considerations and controls will be implemented to manage construction works while the temporary school is in operation:

- Prior to the commencement of the works, physical separation of the construction area from the street and the temporary school will be established through Class A Hoarding or appropriate fencing.
- Construction site accommodation will be located within the construction boundary to accommodate construction workers and site visitors.
- Construction site access for vehicles and pedestrians will be via Triton Parade. This will be further confirmed once the Head Contractor is engaged. Vehicle gates will be clearly sign posted to allow drivers to easily locate the correct gate and enter the site.
- Deliveries and construction access will be avoided during peak morning and afternoon pick up/drop off times.
- Pedestrian gates will be controlled to ensure that only approved personnel enter the site, preventing unwanted access. Gates will be locked with a chain and pad lock after hours and managed by the head contractor in accordance with a traffic management plan.
- The temporary school main entrance along Nabthorpe Parade will remain in operation during construction. This will be the main entry for the temporary school for student and staff access and will be unaffected by construction activities.
- The car park (also along Nabthorpe Parade) will be in operation during construction, including accessible drop off/pick up. Staff and visitor access to this area will be maintained off the southern corner of the site and will be unaffected by construction activities.
- The temporary school kiss and drop facility along Nabthorpe Parade will remain in operation during construction. As all construction traffic access will be maintained on Triton Parade, the kiss and drop operation will be unaffected by construction activities.
- Two bus zones, one on the north side of Triton Parade and one on the south side of Triton Parade, will remain in operation throughout construction. Construction site access will be

located away from these bus zones so as to not impact operation. This will be further managed by scheduling deliveries and construction access outside of during peak morning and afternoon pick up/drop off times.

Further detail on how operations of the school will be managed through construction is provided in the Operational Plan of Management report provided in the DA document package.

8 Construction Waste Management Plan

A Construction Waste Management Plan (CWMP) will be developed by the Head Contractor prior to commencement of construction works on site. Periodic review of this CWMP will be undertaken to ensure continual compliance with environmental regulations and standards.

8.1 Waste Management / Recycling Principles

The main source of waste associated with the construction works would be demolished material (bricks, concrete, steel etc.) resulting from the demolition and refurbishment of existing buildings. It is likely that some excess building materials will be produced due to the construction work such as miscellaneous waste associated with packaging and transport of plant and equipment and various other manufactured items forming part of the augmentation works. Waste generated as a result of construction will be minimised, recycled, reused or recovered, where practical. The Head Contractor will be required to achieve compliance with the EPA guidelines.

The following measures are encouraged in the management and reduction of waste to minimise the loss of natural resources and landfill space:

- Emphasise the importance of recycling and waste reduction;
- Reduce the amount of waste material produced on the project by ensuring that only enough materials required to perform the works are ordered;
- Any excess materials from particular work areas are to be retained and incorporated into other work areas where practical;
- Encourage “just in time” delivery of construction materials (minimum storage on site) to reduce the potential of loss / waste due to damage prior to usage;
- Encourage the use of recycled materials where it is reasonably practical;
- Minimise the use of packaging materials and recycle packaging materials where possible;
- Waste concrete to be sent to a concrete recycling plant where possible; and
- Separate removed native vegetation from general construction waste, mulched and stockpiled for re-use.

8.2 Legislation

Relevant Waste management legislation and guidelines applicable to the project are listed below:

- NSW Environmental Planning and Assessment Act 1979
- NSW Environmental Planning and Assessment Regulation 2021
- NSW Protection of the Environment Operations Act 1997
- NSW Protection of the Environment Operations (General) Regulation 2021
- NSW Waste Avoidance & Resource Recovery Act 2001
- ISO 14001:2015 Environmental management systems - Requirements with guidance for use
- NSW Government Environmental Management System Guidelines (3rd Edition – 2013)

8.3 Non-Recyclable Waste

Non-recyclable waste will be disposed of at an EPA approved landfill or transfer station.

8.4 Waste Collection and Disposal

Appropriate waste bins are to be provided by the Head Contractor and made available to all site personnel. All site personnel shall be directed to place waste in the bins provided. This shall be included in the Site Induction. Dedicated waste collection points will be nominated with a waste management loading zone.

8.5 Hazardous Materials

When hazardous Materials are disposed offsite, it should be classified in accordance with the EPA Waste Classification Guidelines (2014) and disposed of to a suitably licensed landfill. In dry and windy conditions, the stockpile would be lightly wetted and covered with plastic sheet whilst awaiting disposal.

8.6 Waste Reporting

Waste generation is to be monitored by the Head Contractor on a regular basis to ensure that the company's waste reduction objectives are achieved. Waste disposal quantities are monitored to ensure compliance. The Contractor will record waste disposal data.

8.7 Concrete Waste and Washout

Concrete trucks and pumps shall be washed out at designated locations. Washout of concrete pumps and AGI's in other areas will not be permitted. Washout shall be captured using membranes or other suitable means and allowed to set. Waste shall be placed in bins for disposal with site waste. Excess concrete shall be returned to the concrete plant for disposal or re-use.

8.8 Further Mitigation Strategies

Accurate written records are to be kept such as:

- Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste).
- Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, it's ABN, contact person).
- The construction contractor to ensure that waste generated by the works is transported to a place that can lawfully accept it as per Section 143 of the Protection of the Environment Operations Act 1997.
- The removal of any asbestos containing material if found is only to undertaken by an appropriately licensed contractor as per WorkCover NSW requirements and current guidelines.
- All waste, including excess spoil be recycled where practicable.
- Trucks transporting spoil off site to be covered.
- The EPA is to be notified immediately of any pollution incidents or harm to the environment (as defined under Part 5.7 of the Protection of the Environment Operations Act 1997).
- The Waste management strategy for the project will operate over the design, procurement, and construction including fit out of the project. Refer table below.

Management Strategies
Design • Use of prefabricated components in design • Design for materials to standard sizes • Design for operational waste minimisation
Procurement • Select recycled and reprocesses materials • Components that can be reused after deconstruction
Pre-construction • Waste strategy to be revised and approved prior to construction
Construction on-site • Use the avoid, reuse, reduce, recycle principles • Minimisation of recurring packaging materials • Returning packaging to the supplier • Separation of recycling of materials off site • Audit & monitor the correct usage of bins • Audit and monitor the waste contractor

8.9 Estimated Waste Quantities

Refer to table below. Please note the quantities are estimates only.

Material Type	Estimated Volume	Treatment
Bricks, Concrete	100 tonnes (temporary school piers and concrete paths only)	Recycling
Metal	Not Applicable	Not Applicable
Timber	Not Applicable	Not Applicable
Excavation Material	1,643 m^2	Waste Depot, Recycling Outlet or Landfill site TBA
Total	1,643 m^2	
Note: The disposal and waste depot are yet to be determined as the contracts have not been let, as such they have been listed as TBA.		

8.10 Further Waste Management Methods

The waste subcontractor will supply builder's waste bins for onsite collection and storage of general waste material. It is required that the waste facility will recycle a minimum of 80% of the material brought to their recycling depot. The individual recyclable waste streams are outlined below.

- Concrete;
- Bottles, Cans and Plastics;
- Bricks;
- Timber;
- Steel;
- Cardboard and white paper.

The following figure outlines the general principles for the prevention of waste.

Figure 6 – Waste Prevention Principles

Any removal of any waste from the project site shall be tracked using either the Head Contractor's site documentation (daily work books, etc.) or by any Authority's waste tracking forms when applicable. Inspections of waste disposal certificates and weighbridge dockets will be required to verify that waste has been appropriately disposed at NSW EPA approved sites and also to verify the quantity of waste removed from site.

Part 16 of the Regulations specify that if waste is transported from a premise, the waste generator must ensure that the waste is transported:

- to a waste facility that is licensed under the Act; or
- to a person carrying on mobile waste processing that is licensed under the Act; or
- to a place that can otherwise lawfully be used as a waste facility for that waste.

Part 6 also states that a person must not, during business, transport by motor vehicle any waste that is generated in NSW (other than restricted solid waste) to any place in or outside of NSW, unless the place can lawfully be used for the disposal of that waste and one of the following applies:

- the place is 150 kilometres or less from the premises of origin of that waste; or

- the place is more than 150 kilometres from the premises of origin and is the closest or second closest to those premises of the places, in or outside New South Wales that can lawfully be used for the disposal of that waste.

9 Stakeholder Management

9.1 Consulting and Communicating

The planning and implementation of the works will be completed in accordance with all relevant requirements of Statutory Authorities, including:

- Blacktown City Council;
- NSW Office of Environment and Heritage;
- NSW Environmental Protection Authority;
- Sydney Water;
- Endeavor Energy;
- Transport for NSW (Roads and Maritime Services); and
- SafeWork NSW.

SINSW is also undertaking extensive ongoing consultation with the schools and the wider community to inform them and seek their feedback. The project will also provide appropriate core facilities to best practice teaching in line with the Department of Education's *Education Facilities Standards and Guidelines* (EFSG) and to facilitate 21st Century and Future Focused Learning objectives.

A Community Communication Strategy will be used to engage with stakeholders in relation to the construction works programme and managing complaints and enquiries. The potential for negative environmental and amenity impacts during construction, although over a relatively short duration, would be reduced though environmental management during construction, ongoing community engagement and provision of project information such as operating hours and traffic routes.

Due to the nature of the proposed construction works and the proximity of the site to the local community, appropriate mitigation measures and safeguards are required to avoid the potential for impacts such as:

- Noise and vibration generated during construction activities, affecting adjoining properties;
- Dust generated from construction activities, affecting adjoining properties; and
- Vehicles leaving the construction site depositing construction materials on public roads.

Existing properties directly affected by the construction program would be advised of works and provided with contact details, which would be supported by a community relations team providing:

- A contacts database for registering, managing and reporting complaints & enquiries;
- A contact number for enquiries & complaints;
- A website with a dedicated email address and feedback forms; and
- Specific information in the form of letters, fact sheets and newsletters for the local community.

The intent is for all works to be conducted within approved working hours; however, if works are expected to extend beyond these hours, appropriate stakeholders would be notified prior to these activities.

A Community Consultation Strategy would be implemented to maintain a good neighbour policy with surrounding businesses, residents, and special interest groups during construction.

9.2 Interaction with the Surrounding Community

The following actions will be implemented, which focus on minimising the impacts of construction activity to the community surrounding the site:

- Installation of Construction work zones and the monitoring and maintenance of such;
- Monitor compliance of the Preliminary Construction Traffic Management Plan and the safety and environmental controls to be listed in the CEMP or elsewhere;
- Clear display of contact details on the site temporary fencing for community information and contact in case of emergency;
- Make arrangements for the notification to surrounding properties of activities which may affect their amenity, including the provision of a 24-hour contact point; and
- Consultation and participation with the local community to address concerns and assess possible community initiatives.

9.3 Dispute resolution

The project team acknowledges the potential for disruption as a result of the works and proposes that a complaint procedure/complaint register be developed. Should a complaint or infringement occur, the following procedures will be adopted:

- All complaints and infringements are to be brought to the attention of the site manager immediately upon receipt;
- The Head Contractor shall verbally notify SINSW immediately, followed by written notification issued to SINSW by no later than COB of the day of the complaint/infringement (it is the responsibility of SINSW community engagement team to issue a formal response, not the Head Contractor);
- The site manager shall investigate the complaint and ensure appropriate action is taken to address the complaint or infringement within a suitable timeframe;
- A Community Contact Notification form shall also be completed for all complaints and enquiries; and
- A copy of this documentation is to be filed within the site office.

10 Workplace Relations

SINSW, Johnstaff and the Head Contractor and MMC Integrator are fully committed to providing safe working environment. A site Safety Management Plan (SMP) will be required to ensure that equipment, workplaces and practices comply with relevant regulations and standards. Regular and ongoing reviews of these standards will be conducted and where higher standards are practical and desirable, they will be adopted. In addition, the Head Contractor will:

- Provide adequate resources to satisfy this policy;
- Identify, control and reduce work related hazards and risks that may produce injury, illness or asset damage;
- Identify, quantify and control to safe levels, those chemicals and physical agents in the workplace capable of causing ill health;
- Promote environmental, health, safety and the welfare of employees and subcontractors while respecting the privacy of individuals;
- Provide information, instruction and training for employees to increase their personal understanding of workplace hazards, promote safe working practices and ensure subcontractors are aware of and satisfy these expectations.
- Consult employees and subcontractors in environmental, health and safety to reduce workplace hazards and risks;
- Consult with the project team, industry bodies and others in the development of appropriate standards, control strategies and monitoring techniques, which comply, with the requirements of statutory authorities; and
- Set short and long term goals in occupational health and safety management, and review performance against these goals.

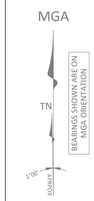
A key tool in the management of safety on the project will be the continued improvement of the Head Contractor's Job Safety & Environment Analysis (JSEA) and/or Safe Work Method Statements (SWMS). These will include the following:

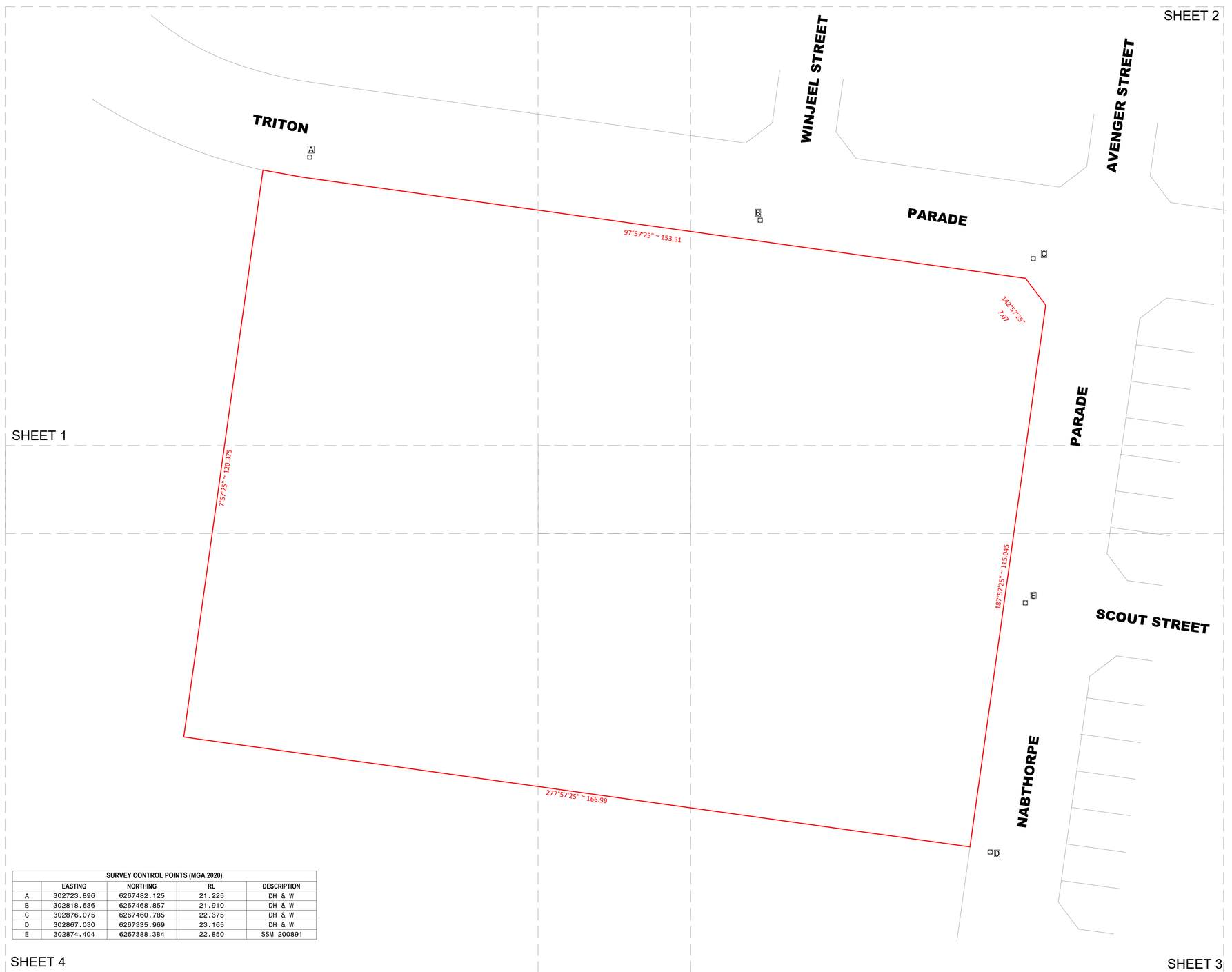
- A description of the work to be undertaken;
- An identification of the foreseeable hazards associated with the works; and
- A description of the hazard control measures to be used.

JOHNSTAFF

Appendix A – Site Survey

A1





SURVEY CONTROL POINTS (MGA 2020)				
	EASTING	NORTHING	RL	DESCRIPTION
A	302723.896	6267482.125	21.225	DH & W
B	302818.636	6267468.857	21.910	DH & W
C	302876.075	6267460.785	22.375	DH & W
D	302867.030	6267335.969	23.165	DH & W
E	302874.404	6267388.384	22.850	SSM 200891

2 4 6 8 10 20 30 40
1:400

GENERAL NOTES

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM57638 E302116.099 N6267613.744 CLASS B POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 28/11/2022.

THE ORIGIN OF LEVELS COMES FROM PM57638 RL17.580 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.03 ADOPTED FROM SCIMS DATED 28/11/2022.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY DP1285594.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

- LOT 1 IN DP1285594
  (CT EDITION 2 DATED 14/07/2022 SEARCH DATE 06/10/2022)
  - AFFECTED BY:
    - RESTRICTIONS ON THE USE OF LAND (DP853847) (DP1232920) (DP1252014) (DP1252015) (DP1252016) (DP1252017) (DP1265167) (DP1261627) (DP1261628) (DP1261629) (DP1266450)
    - COVENANTS (DP1252014) (DP1252015) (DP1252016) (DP1252017) (DP1262955)
  - BENEFITED BY:
    - EASEMENT FOR POWER LINES (J398802)
    - RIGHT OF CARRIAGEWAY (DP806691)
    - RIGHT OF CARRIAGEWAY (DP1241177)
    - EASEMENT FOR SERVICES (DP1241177)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM WORK AS EXECUTED PLANS BY CRAIG & RHODES AND 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
CL	CENTRELINE
COM	COMMUNICATIONS PIT
ELP	ELECTRICITY PILLAR
GUT	KERB GUTTER
HYD	HYDRANT
LIP	LIP LINE
LP	LIGHT POLE
PC	PEDESTRIAN CROSSING
SWH	SEWER MANHOLE
SV	STOP VALVE
TK	TOP OF KERB
US	UNCLASSIFIED SERVICE

ISSUE	DATE	AMENDMENT	SURV	CHK
A	29/11/22	ORIGINAL ISSUE	DG	VT
B	19/12/22	EXTRA DRAINAGE DETAIL	DG	VT

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GDA2020

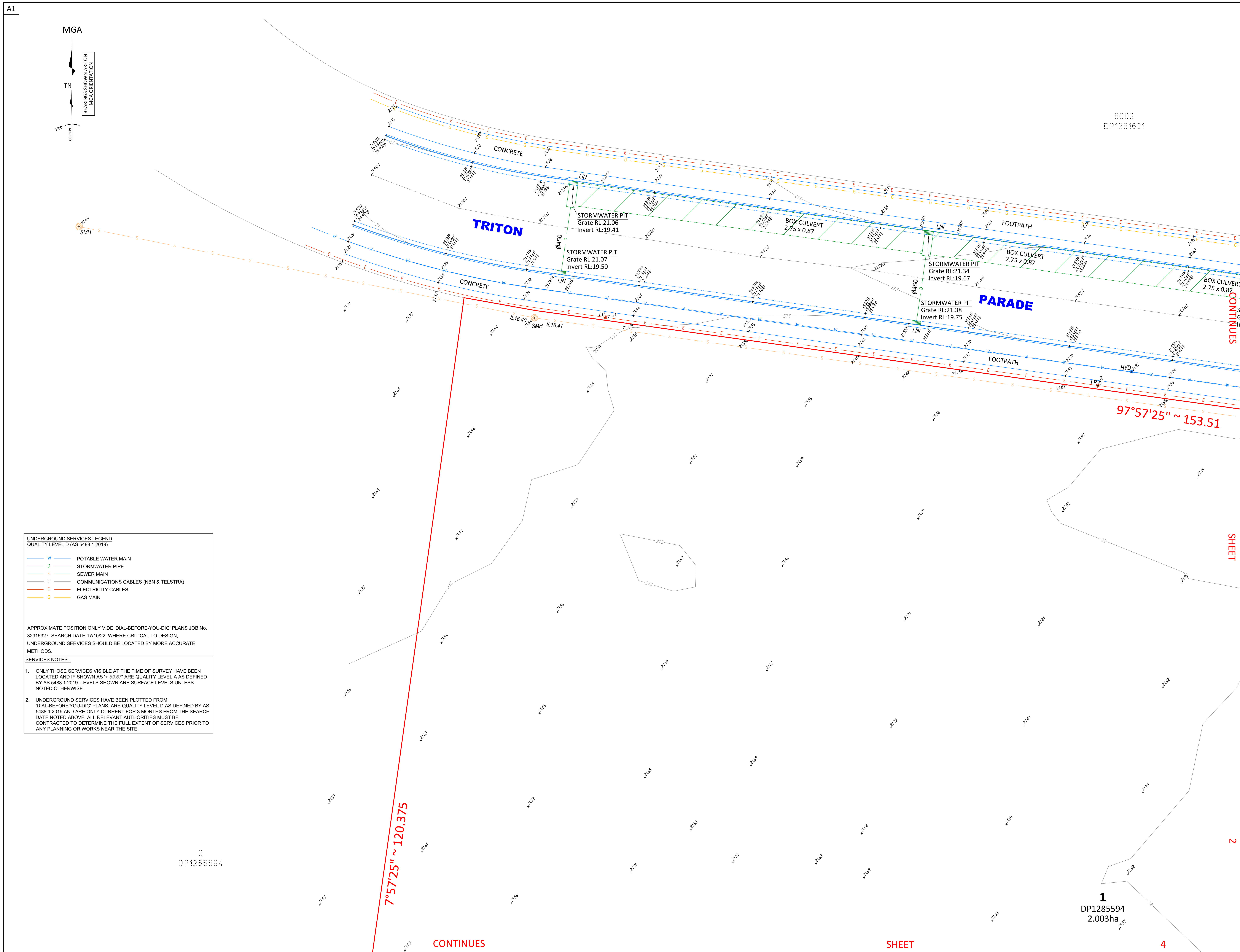
VICTORIA TESTER ID: SU008514
REGISTERED LAND SURVEYOR

PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP1285594

CNR TRITON & NABTHORPE PARADE
NIRIMBA FIELDS

CLIENT: SCHOOL INFRASTRUCTURE NSW	
FILE: 8844 TRITON PARADE NIRIMBA FIELDS DETAIL SURVEY ISSUE B	
LGA: BLACKTOWN	
REF: 8844	CONTOURS: 0.5m
ISSUE: B	DATUM: AHD
SURVEY DATE: 19/12/2022	AZIMUTH: MGA2020
SCALE: 1:400	SHEET OF SHEETS

SDG Pty Ltd
abn 85 213 523 621
Suite 1, 3 Railway Street, Baulkham Hills NSW 2153
t: (02) 9630 7955 w: sdg.net.au
Liability limited by a scheme approved
under Professional Standards Legislation



GENERAL NOTES

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

A BASIC BOUNDARY SURVEY HAS BEEN DONE SUITABLE FOR DA LODGEMENT PURPOSES.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM PM57638 E302116.099 N6267613.744 CLASS B POSITIONAL UNCERTAINTY (PU) N/A (MGA2020) ADOPTED FROM SCIMS DATED 28/11/2022.

THE ORIGIN OF LEVELS COMES FROM PM57638 RL17.580 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.03 ADOPTED FROM SCIMS DATED 28/11/2022.

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THE FOLLOWING INFORMATION RELATES TO THE RESPECTIVE CERTIFICATE OF TITLE OF EACH LOTS:

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  (CT EDITION 2 DATED 14/07/2022 SEARCH DATE 06/10/2022)
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    - COVENANTS (DP1252014) (DP1252015) (DP1252016) (DP1252017) (DP1262955)
  - BENEFITED BY BY:
    - EASEMENT FOR POWER LINES (J398802)
    - RIGHT OF CARRIAGEWAY (DP806691)
    - RIGHT OF CARRIAGEWAY (DP1241177)
    - EASEMENT FOR SERVICES (DP1241177)

COVENANTS AND RESTRICTIONS NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM WORK AS EXECUTED PLANS BY CRAIG & RHODES AND 'DIAL-BEFORE'YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
CL	CENTRELINE
COM	COMMUNICATIONS PIT
ELP	ELECTRICITY PILLAR
GUT	KERB GUTTER
HYD	HYDRANT
LIP	LIP LINE
LP	LIGHT POLE
PC	PEDESTRIAN CROSSING
SMH	SEWER MANHOLE
SV	STOP VALVE
TK	TOP OF KERB
US	UNCLASSIFIED SERVICE

PROJECT:

DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP1285594

CNR TRITON & NABTHORPE PARADE
NIRIMBA FIELDS

CLIENT: SCHOOL INFRASTRUCTURE NSW	
FILE: 8844 TRITON PARADE NIRIMBA FIELDS DETAIL SURVEY ISSUE B	
LGA: BLACKTOWN	
REF: 8844	CONTOURS: 0.5m
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SURVEY DATE: 19/12/2022	AZIMUTH: MGA2020
SCALE: 1:200	SHEET 1 OF 4 SHEETS

ISSUE	DATE	AMENDMENT	SURV	CHK
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VICTORIA TESTER ID: SU008514
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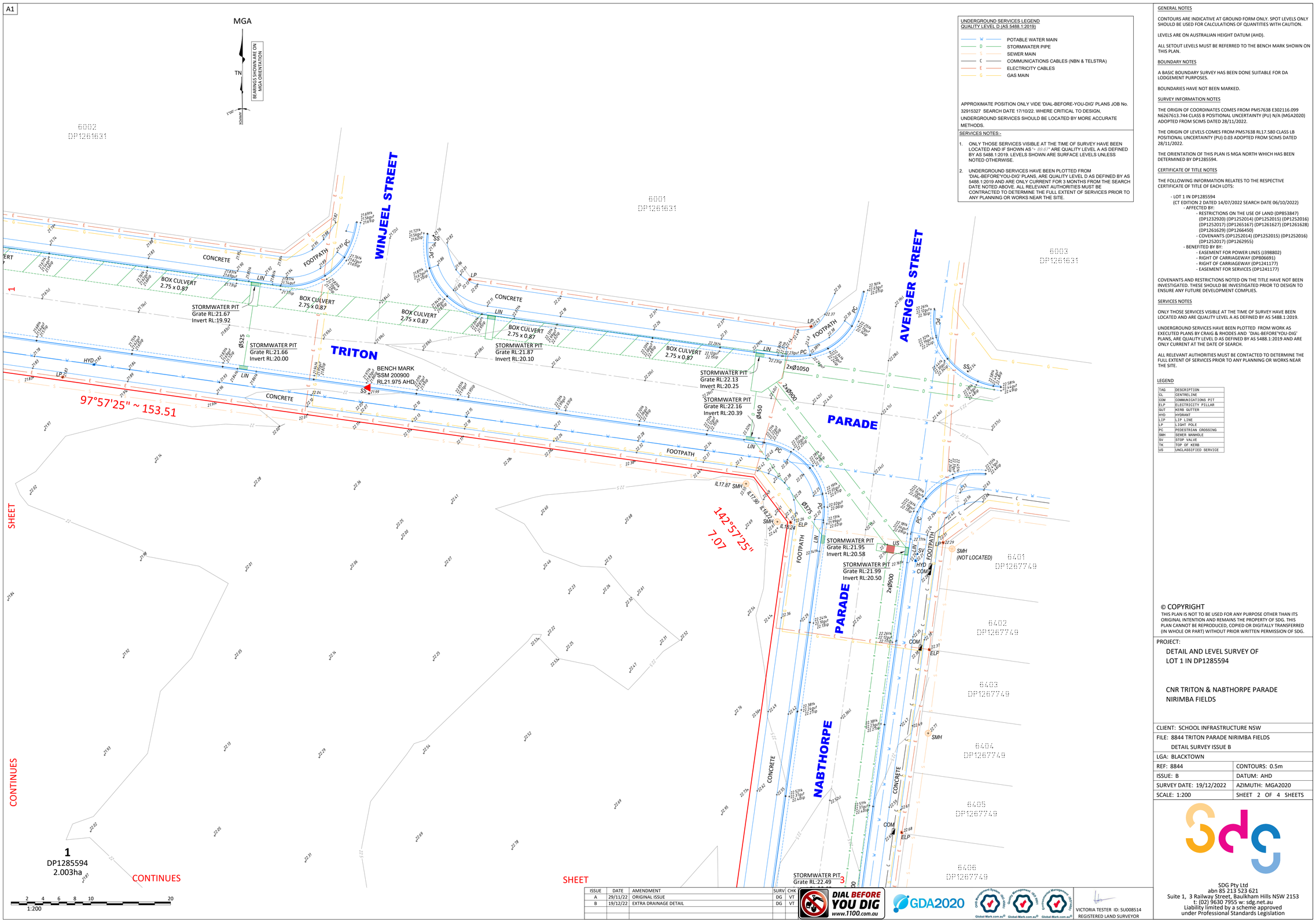
A1



UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

W	POTABLE WATER MAIN
D	STORMWATER PIPE
S	SEWER MAIN
C	COMMUNICATIONS CABLES (NBN & TELSTRA)
E	ELECTRICITY CABLES
G	GAS MAIN

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 32915327 SEARCH DATE 17/10/22. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

1. ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS '+ *89.67*' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
2. UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFOREYOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTRACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

GENERAL NOTES

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TAG	DESCRIPTION
CL	CENTRELINE
COM	COMMUNICATIONS PIT
ELP	ELECTRICITY PILLAR
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LIP	LIP LINE
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PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP1285594

CNR TRITON & NABTHORPE PARADE
NIRIMBA FIELDS

CLIENT: SCHOOL INFRASTRUCTURE NSW	
FILE: 8844 TRITON PARADE NIRIMBA FIELDS DETAIL SURVEY ISSUE B	
LGA: BLACKTOWN	
REF: 8844	CONTOURS: 0.5m
ISSUE: B	DATUM: AHD
SURVEY DATE: 19/12/2022	AZIMUTH: MGA2020
SCALE: 1:200	SHEET 2 OF 4 SHEETS

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VICTORIA TESTER ID: SU008514
REGISTERED LAND SURVEYOR

A1

CONTINUES

SHEET

1
DP1285594
2.003ha

4

SHEET

2

277°57'25" ~ 166.99

CONTINUES

187°57'25" ~ 115.045

2
DP1285594

PARADE

SCOUT STREET

NABTHORPE

FOOTPATH

FOOTPATH

CONCRETE

CONCRETE

BENCH MARK
SSM 200891
RL22.85 AHD

STORMWATER PIT
Grate RL:22.49
Invert RL:21.07

STORMWATER PIT
Grate RL:22.49
Invert RL:20.69

STORMWATER PIT
Grate RL:22.74
Invert RL:21.34

STORMWATER PIT
Grate RL:22.73
Invert RL:20.85

STORMWATER PIT
Grate RL:23.01
Invert RL:21.59

STORMWATER PIT
Grate RL:22.99
Invert RL:21.10

Ø375

2xØ825

2xØ900

2xØ600

COM

ELP

LP

PC

HYD

SMH
(NOT LOCATED)

6406
DP1287749

6407
DP1287749

6408
DP1287749

6409
DP1287749

6410
DP1287749

6411
DP1287749

6412
DP1287749

6413
DP1287749

6414
DP1287749

MGA

TN

BEARINGS SHOWN ARE ON MGA ORIENTATION

1:200

2 4 6 8 10 20

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

W	W	POTABLE WATER MAIN
D	D	STORMWATER PIPE
S	S	SEWER MAIN
C	C	COMMUNICATIONS CABLES (NBN & TELSTRA)
E	E	ELECTRICITY CABLES
G	G	GAS MAIN

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 32915327 SEARCH DATE 17/10/22. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

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PROJECT:
DETAIL AND LEVEL SURVEY OF
LOT 1 IN DP1285594

CNR TRITON & NABTHORPE PARADE
NIRIMBA FIELDS

CLIENT: SCHOOL INFRASTRUCTURE NSW	
FILE: 8844 TRITON PARADE NIRIMBA FIELDS DETAIL SURVEY ISSUE B	
LGA: BLACKTOWN	
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A1

MGA

TN

BEARINGS SHOWN ARE ON MGA ORIENTATION

2
DP1285594

CONTINUES SHEET 1

7°57'25" ~ 120.375

1
DP1285594
2.003ha

CONTINUES SHEET

277°57'25" ~ 166.99

2
DP1285594

UNDERGROUND SERVICES LEGEND
QUALITY LEVEL D (AS 5488.1:2019)

- W — POTABLE WATER MAIN
- D — STORMWATER PIPE
- S — SEWER MAIN
- C — COMMUNICATIONS CABLES (NBN & TELSTRA)
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APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No. 32915327 SEARCH DATE 17/10/22. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

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2 4 6 8 10 20
1:200

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GDA2020

VICTORIA TESTER ID: SU008514
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LOT 1 IN DP1285594

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NIRIMBA FIELDS

CLIENT: SCHOOL INFRASTRUCTURE NSW

FILE: 8844 TRITON PARADE NIRIMBA FIELDS
DETAIL SURVEY ISSUE B

LGA: BLACKTOWN

REF: 8844	CONTOURS: 0.5m
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JOHNSTAFF

Appendix B – PFAS Site Survey

COORDINATES

POINT	EASTING	NORTHING
1	302900.699	6267240.257
2	302916.301	6267237.535
3	302931.749	6267236.151
4	302949.597	6267234.321
5	302964.365	6267232.438
6	302971.450	6267231.168
7	302983.313	6267229.898
8	302973.413	6267252.950
9	302979.653	6267274.134
10	302982.449	6267285.439
11	302979.667	6267289.511
12	302963.340	6267318.062
13	302957.471	6267326.912
14	302947.301	6267337.633
15	302938.387	6267359.518
16	302928.730	6267372.219
17	302901.813	6267412.976
18	302877.215	6267409.376
19	302866.928	6267407.755
20	302861.390	6267406.608
21	302859.698	6267405.126
22	302856.312	6267405.044
23	302853.863	6267404.205
24	302854.571	6267395.701
25	302847.472	6267374.295
26	302839.933	6267361.475
27	302838.858	6267354.780
28	302837.200	6267342.923
29	302821.163	6267339.536
30	302824.671	6267320.467
31	302823.083	6267300.946
32	302823.185	6267286.808
33	302829.035	6267280.745
34	302833.355	6267277.892
35	302837.182	6267279.340
36	302850.590	6267285.616
37	302870.148	6267275.073
38	302879.154	6267277.795
39	302881.750	6267268.819
40	302883.778	6267267.726
41	302882.757	6267265.338
42	302883.894	6267261.404
43	302892.112	6267242.008

REV	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
A	20.05.21	FOR INFORMATION	P.F.	W.C.

Authorised for issue by: S.L.

Signature:

Principal: DEFENCE HOUSING AUSTRALIA

L.G.A. BLACKTOWN CITY COUNCIL

Scale: NOT TO SCALE

Datum: AHD

Project: SCHOFIELDS AERODROME DEVELOPMENT

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Revision A

JOHNSTAFF

Appendix C – Site Assessment Criteria (Douglas Partners, 2023)

Appendix D
Site Assessment Criteria
Lot 1, Corner Triton and Nabthorpe Parade, Schofields NSW

D1.0 Introduction

D1.1 Guidelines

The following key guidelines were consulted for deriving the site assessment criteria (SAC):

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM]* (NEPC, 2013).
- CRC CARE. (2011). *Health screening levels for petroleum hydrocarbons in soil and groundwater.* Parts 1 to 3, Technical Report No. 10: Cooperative Research Centre for Contamination Assessment and Remediation of the Environment.
- HEPA *PFAS National Environmental Management Plan (NEMP)* (HEPA, 2020).
- HEPA. (2022). *Draft PFAS National Environmental Management Plan (NEMP). Version 3.0 - Draft prepared for public consultation*.

D1.2 General

The SAC applied in the current investigation are informed by the CSM which identified human and environmental receptors to potential contamination at the site. Analytical results are assessed (as a Tier 1 assessment) against the SAC comprising primarily the investigation and screening levels of Schedule B1 of NEPC (2013).

The following inputs are relevant to the selection and/or derivation of the SAC:

- Land use: residential
  - Corresponding to land use category 'A', residential with garden / accessible soil (home grown produce <10% fruit and vegetable intake, (no poultry)), also includes children's day care centres, preschools and primary schools.
- Soil type: sand (conservative).

D2.0 Soils

D2.1 Health Investigation and Screening Levels

The generic health investigation levels (HIL) and health screening levels (HSL) are considered to be appropriate for the assessment of human health risk via all relevant pathways of exposure associated with contamination at the site. The adopted soil HIL and HSL for the contaminants of concern are in Tables 1 to 3.

Table 1: Health Investigation Levels (mg/kg)

Contaminant	HIL-A
Metals	
Arsenic	100
Cadmium	20
Chromium (VI)	100
Copper	6000
Lead	300
Mercury (inorganic)	40
Nickel	400
Zinc	7400
PAH	
B(a)P TEQ	3
Total PAH	300
Phenols	
Phenol	100
OCP	
DDT+DDE+DDD	240
Aldrin and dieldrin	6
Chlordane	50
Endosulfan	270
Endrin	10
Heptachlor	6
HCB	10
Methoxychlor	300

Contaminant	HIL-A
OPP	
Chlorpyrifos	160
PCB	
PCB	1

Table 2: Health Screening Levels (mg/kg) for Vapour Intrusion Pathway

Contaminant	HSL-A&B	HSL-A&B	HSL-A&B
SAND	**0 m to <1 m**	**1 m to <2 m**	**2 m to <4 m**
Benzene	0.5	0.5	0.5
Toluene	160	220	310
Ethylbenzene	55	NL	NL
Xylenes	40	60	95
Naphthalene	3	NL	NL
TRH F1	45	70	110
TRH F2	110	240	440

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX

TRH F2 is TRH >C_{10}-C_{16} minus naphthalene

The soil saturation concentration (Csat) is defined as the soil concentration at which the porewater phase cannot dissolve any more of an individual chemical. The soil vapour that is in equilibrium with the porewater will be at its maximum. If the derived soil HSL exceeds Csat, a soil vapour source concentration for a petroleum mixture could not exceed a level that would results in the maximum allowable vapour risk for the given scenario. For these scenarios, no HSL is presented for these chemicals and the HSL is shown as 'not limiting' or 'NL'

The HSL for direct contact derived from CRC CARE (2011) are in Table 3.

Table 2: Health Screening Levels for Direct Contact (mg/kg)

Contaminant	DC HSL-A
Benzene	100
Toluene	14 000
Ethylbenzene	4500
Xylenes	12 000
Naphthalene	1400
TRH F1	4400
TRH F2	3300
TRH F3	4500
TRH F4	6300

Notes: TRH F1 is TRH C_6-C_{10} minus BTEX

TRH F2 is TRH >C_{10}-C_{16} minus naphthalene

D2.2 Health Investigation Levels for Per- and Poly-Fluoroalkyl Substances in Soil

The laboratory analytical results for per- and poly-fluoroalkyl substances (PFAS) in soil have been assessed against HIL published in HEPA (2020). The HIL represent a nationally-agreed suite that should be used to inform site investigations. The HIL are intentionally conservative, and an exceedance of these criteria may not constitute a risk if other exposure pathways are controlled. An exceedance of the HIL should trigger further investigations, such as a site-specific risk assessment. At the time of this investigation, screening values were available only for perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA) and perfluorohexane sulfonate (PFHxS).

The HIL derived from Table 2 of HEPA (2020) are in Table 3. It is noted in HEPA (2022) that these values have been retained.

Table 3: Health Investigation Levels (mg/kg)

Contaminant	HIL-A
PFOS and PFHxS *	0.01
PFOA	0.1

Notes: * Includes PFOS only, PFHxS only and the sum of the two.

D2.3 Asbestos in Soil

The HSL for asbestos in soil are based on likely exposure levels for different scenarios published in NEPC (2013) for the following forms of asbestos:

- Bonded asbestos containing material (ACM); and
- Fibrous asbestos and asbestos fines (FA and AF).

Table 4: Health Screening Levels for Asbestos

Form of Asbestos	HSL-A
ACM	0.01%
FA and AF	0.001%
FA and AF and ACM	No visible asbestos for surface soil *

Notes: Surface soils defined as top 10 cm.
* Based on site observations at the sampling points and the analytical results of surface samples.

Where gravimetric analysis has not been undertaken, the laboratory practical quantitation limit of 0.1 g/kg is taken as the SAC.

D2.4 Ecological Investigation Levels

Ecological investigation levels (EIL) and added contaminant limits (ACL), where appropriate, have been derived in NEPC (2013) for arsenic, copper, chromium (III), nickel, lead, zinc, DDT and naphthalene. The adopted EIL, derived using the interactive (excel) calculation spreadsheet on the NEPM toolbox website are shown in Table 6, with inputs into their derivation shown in Table 6. The NEPM Toolbox outputs are attached.

Table 5: Inputs to the Derivation of the Ecological Investigation Levels

Variable	Input	Rationale
Age of contaminants	"Aged" (>2 years)	Whilst the fill is relatively recently placed, any contaminants within are likely to be aged.
pH	7.7	Average of 7.7, 7.5, 7.7 and 8.2 pH was adopted *Boreholes BH7(0.4-0.5), TP14 (0.4-0.5), TP17(0-0.1), TP20 (0-0.1)
CEC	10.4 $cmol_c/kg$	Average of 10, 8.3, 12 and 11 CEC was adopted *Boreholes BH7(0.4-0.5), TP14 (0.4-0.5), TP17(0-0.1), TP20 (0-0.1)
Clay content	10%	Assumed based on the most conservative value
Traffic volumes	Low	The area of investigation located within low density residential
State / Territory	NSW	

Table 6: Ecological Investigation Levels (mg/kg)

Contaminant	EIL-A-B-C
Metals	
Arsenic	100
Copper	210
Nickel	180
Chromium III	410
Lead	1100
Zinc	490
PAH	
Naphthalene	170
OCP	
DDT	180

Notes: EIL-AES area of ecological significance
EIL-A-B-C urban residential and public open space

D2.5 Ecological Screening Levels

Ecological screening levels (ESL) are used to assess the risk of selected petroleum hydrocarbon compounds, BTEX and benzo(a)pyrene to terrestrial ecosystems. The adopted ESL are shown in Table 8.

Table 8: Ecological Screening Levels (mg/kg)

Contaminant	Soil Type	ESL-A-B-C
Benzene	Coarse	50
Toluene	Coarse	85
Ethylbenzene	Coarse	70
Xylenes	Coarse	105
TRH F1	Coarse/ Fine	180*
TRH F2	Coarse/ Fine	120*
TRH F3	Coarse	300
TRH F4	Coarse	2800
B(a)P	Coarse	0.7

Notes: ESL are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability
TRH F1 is TRH C_6-C_{10} minus BTEX
TRH F2 is TRH >C_{10}-C_{16} including naphthalene
ESL-AES is area of ecological significance
ESL-A-B-C urban residential and public open space

D2.6 Ecological Soil Guideline Values

The interim ecological soil guideline values (EGV) derived from Table3 of HEPA (2020) are in Table 7.

Table 7: Ecological Soil Guideline Values (mg/kg) – All Land Uses

Contaminant	Direct Exposure	Indirect Exposure
PFOS	1	0.01
PFOA	10	NC
PFHxS	NC	NC

Notes: NC no criterion

The above criteria have been retained in HEPA (2022), apart from the indirect exposure level for PFOA, which is proposed at 0.005 mg/kg.

D3.0 References

CRC CARE. (2011). *Health screening levels for petroleum hydrocarbons in soil and groundwater.* Parts 1 to 3, Technical Report No. 10: Cooperative Research Centre for Contamination Assessment and Remediation of the Environment.

HEPA. (2020). *PFAS National Environmental Management Plan (NEMP).* Version 2.0: Heads of EPAs Australia and New Zealand and Australian Government Department of the Environment.

HEPA. (2022). *Draft PFAS National Environmental Management Plan (NEMP*). Version 3.0 - Draft prepared for public consultation: Heads of EPAs Australia and New Zealand and Australian Government Department of the Environment.

NEPC. (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) [NEPM].* Australian Government Publishing Services Canberra: National Environment Protection Council.

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Inputs
Select contaminant from list below
Zn
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
10.4
Enter soil pH (calcium chloride method) (values from 1 to 14)
7.7
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Zn soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	75	170
Urban residential and open public spaces	190	490
Commercial and industrial	290	720

Inputs
Select contaminant from list below
As
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Arsenic generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	20	40
Urban residential and open public spaces	50	100
Commercial and industrial	80	160

Inputs
Select contaminant from list below
DDT
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	DDT generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	3	3
Urban residential and open public spaces	180	180
Commercial and industrial	640	640

Inputs
Select contaminant from list below
Naphthalene
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Naphthalene generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	10	10
Urban residential and open public spaces	170	170
Commercial and industrial	370	370

Inputs
Select contaminant from list below
Pb
Below needed to calculate fresh and aged ACLs
Below needed to calculate fresh and aged ABCs
or for fresh ABCs only
or for aged ABCs only

Outputs		
Land use	Lead generic EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	110	470
Urban residential and open public spaces	270	1100
Commercial and industrial	440	1800

Inputs
Select contaminant from list below
Cu
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
10.4
Enter soil pH (calcium chloride method) (values from 1 to 14)
7.7
Enter organic carbon content (%OC) (values from 0 to 50%)
10
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Cu soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	70	80
Urban residential and open public spaces	120	210
Commercial and industrial	170	300

Inputs
Select contaminant from list below
Ni
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
10.4
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Ni soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	35	35
Urban residential and open public spaces	80	180
Commercial and industrial	130	300

Inputs
Select contaminant from list below
Cr_III
Below needed to calculate fresh and aged ACLs
Enter % clay (values from 0 to 100%)
10
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Cr III soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	130	140
Urban residential and open public spaces	230	410
Commercial and industrial	340	670

Inputs
Select contaminant from list below
Zn
Below needed to calculate fresh and aged ACLs
Enter cation exchange capacity (silver thiourea method) (values from 0 to 100 cmolc/kg dwt)
10.4
Enter soil pH (calcium chloride method) (values from 1 to 14)
7.7
Below needed to calculate fresh and aged ABCs
Measured background concentration (mg/kg). Leave blank if no measured value
or for fresh ABCs only
Enter iron content (aqua regia method) (values from 0 to 50%) to obtain estimate of background concentration
7
or for aged ABCs only
Enter State (or closest State)
NSW
Enter traffic volume (high or low)
low

Outputs		
Land use	Zn soil-specific EILs (mg contaminant/kg dry soil)	
	Fresh	Aged
National parks and areas of high conservation value	75	170
Urban residential and open public spaces	190	490
Commercial and industrial	290	720

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Appendix D – Conceptual Site Model

Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future i.e., it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Topography, Geology, Soil Landscape, Acid Sulphate and Hydrology

The site topography generally slopes down to the west - northwest at gradients estimated to be less than 2° with the maximum elevation at about RL 23.32 (m AHD) in the south-east corner and the minimum elevation at about RL 21.4 (m AHD) in the north-west corner.

Reference to the Penrith 1:100 000 Geological Series Sheet indicates that the site is underlain by Quaternary-aged fluvial sediments comprising fine-grained sand, silt and clay. These materials are expected to be underlain by Bringelly Shale which typically comprises shale, claystone, laminite, fine to medium grained sandstone, rare coal and tuff.

Reference to the Penrith 1: 100 000 scale Soil Landscape Series Sheet indicates that the site is located within the South Creek soil landscape group. The South Creek group typically consists of often very deep layered sediments over bedrock or relict soils and is characterised by erosion and frequent flooding.

Published acid sulphate soils risks indicates that the site is located within extremely 'low probability' Acid Sulphate Soil (ASS) occurrence.

A search of the NSW department of Primary Industries Office of Water database was undertaken on 21 April 2023. The search results indicated there are no registered groundwater bores within the 500 m of the site. The closest surface water receptor to the site is Eastern Creek located about 440 m west of the site

Observed Soil Profile

The subsurface conditions encountered underlying the site can be summarised as follows:

- Fill - Silty clay, gravelly clay, sandy gravel, gravelly sand or sandy clay fill with some gravel, shale cobbles and boulders, sandstone cobbles, trace vegetation to depths of between 0.7 m to 4.1 m;
- Natural Soil - Typically stiff to very stiff silty clay with inclusions of ironstone and siltstone gravel to depths of between 3.0 m and 9.8 m; and
- Bedrock - Shale bedrock was encountered at depths of between 8.2 m and 9.8 m.

Notes on the sub-surface profile include:

- Previous test pits were mostly terminated in fill due to refusal on large shale boulders. As such, the general fill depth across the site, based on the previous borehole logs, ranges from 2.9 m to 4.1 m bgl, apart from an isolated location in the north-western corner of the site which had fill to a depth of 2.3 m bgl;
- Based on the previous logs in the eastern part of the site it is likely that there is a minimum of 3 m of fill overlying the PFAS impacted soils in the south-eastern portion of the site, noting that the PFAS was apparently placed initially and then capped;

- There was a trace of plastic logged at one location in the fill. No other anthropogenic inclusions were previously logged; and

- There were no odours or other indicators of potential contamination logged in the previous boreholes and test pits.

Free groundwater was observed at depths between 4.5 m and 5.7 m. No free groundwater was observed during the excavation of the previous test pits. Backfilling of the previous boreholes and test pits at the completion of drilling and excavation precluded long-term monitoring of the groundwater levels. It is also noted that groundwater levels are affected by soil / rock permeability and preceding climatic conditions and can therefore vary with time.

PFAS MEA Summary

Ramboll was engaged by Defence Housing Australia (DHA) to conduct an assessment for validation of a PFAS material emplacement area (MEA) as part of Lot 4100 DP1261628 which covers an approximate area of 1.81 ha. It was understood that PFAS was present within a layer in the PFAS MEA and comprised impacted former topsoils across a 4.40 ha area (the “no scrape area”). The main objective of the assessment was to assess PFAS MEA suitability for any future residential land.

Ramboll was engaged previously by DHA to identify and delineate PFAS within the former fire fighting Training area (FFTA). The investigation identified and delineated the presence of PFAS in topsoil, sediments and shallow groundwater local to the FFTA at concentrations nominally above the adopted human and ecological site assessment criteria. The residual PFAS in topsoil around the FFTA was subsequently labelled “No Scrape Area” to prevent future reuse as topsoil within the redevelopment.

In 2018, Ramboll was further engaged by DHA to conduct additional PFAS leachate analysis on the impacted topsoils within the ‘No Scrape Area’ as DHA and its developers intended to retain the impacted material on-site (as opposed to off-site disposal). The tests concluded that this was possible for the proposed mixed land use including residential and recreational subject to the impacted topsoils meeting the soil reuse criteria defined in the PFAS National Environmental Management Plan (NEMP, v1.0, 2018), and specifically that the material was to be placed 2.0 m above groundwater with 3.0 m of clean material above.

During development works since 2018, Ramboll understood that the PFAS impacted topsoils have been excavated from the No Scrape Area, mixed with more geotechnically suitable soils and placed at depth within the PFAS MEA before being covered with engineered VENM. It was estimated that before blending, the volume of PFAS impacted soils excavated from the No Scrape Area was 4,600 m^3. After blending with geotechnically suitable soils and placement in the PFAS MEA, the average thickness of the PFAS impacted soil layer in the MEA is about 0.5 m, with an approximate footprint area of 1.81 ha.

For the purpose of the validation investigation Ramboll constructed fourteen (14) boreholes and collected thirty five (35) soil samples across the PFAS MEA. Samples were collected from the VENM classified material located above the PFAS MEA, within the PFAS material placement layer, fill material below the PFAS material placement layer and from the underlying natural material. Samples were tested for PFAS and two (2) samples also analysed for toxicity characteristic leaching procedure (TCLP) for PFAS.

The investigation identified 2 m to 3.5 m of clay fill above the PFAS impacted soils, then 0.5 m of fill, then natural soils. Based on previous investigations, Ramboll noted that groundwater was typically about 2 m below the natural ground surface. Based on the laboratory results, seven (7) samples collected from the PFAS material placement layer, showed PFAS concentrations above or at the ecological indirect exposure criteria and above or at the human health residential with garden/accessible soil criteria. Leachate (TCLP) concentrations showed PFAS concentrations at or above the NEPM 2.0 freshwater criteria for 95% species protection. Ramboll concluded that PFAS

was detected within the PFAS material emplacement layer soil and not within the overlying VENM classified material.

A detailed risk assessment was undertaken as part of this investigation to assess the potential risks associated with emplacement of PFAS impacted soils at the PFAS MEA. The risk assessment concluded that:

- As exposure pathways are not complete (due to the overlying VENM classified soils), then potential risks to human health are not present; and
- Potential direct and indirect exposure risks to terrestrial and aquatic ecological receptors were low and acceptable.

Based on the site investigation and laboratory results, Ramboll considered that the PFAS MEA was suitable for future low density residential with garden and accessible soil. In addition, Ramboll considered that a Construction Environmental Management Plan (CEMP) should be prepared for the then proposed school development, considering the potential for PFAS impact in excavation spoil generated from below 3 m within the PFAS MEA footprint.

Further, it was noted in the Detailed Site Investigation prepared for the site by Douglas Partners (Report ID: 219660.00, September 2023) that the PFAS MEA protrudes marginally into the subject site at the eastern boundary, as shown in the following figure. It appeared from the Ramboll (2021a) report that the PFAS impacted layer is typically at least 3 m from the current ground surface and 2 m from the anticipated groundwater at the subject site.

Potential Sources

Based on the information reviewed, the following potential sources of contamination and associated contaminants of potential concern (COPC) have been identified.

S1: Imported fill material from an unknown source.

Material purported to classify as VENM has been placed across the site to cap the PFAS impacted layer and to achieve design ground levels. Previous reports document this layer as being 2 m to 3.5 m thick across the bulk filled site (i.e., former Schofields Aerodrome). The associated chemicals of concern comprise typical (and common in some cases) contaminants associated with fill from an unknown source:

- Heavy metals, TPH, BTEX, PAH, PCB, OCP, OPP, PFAS, phenols and asbestos.

S2: Historical land use as former Schofields Aerodrome.

Although the filling of the site has formed a physical barrier to contaminants that may be present in the soils prior to bulk filling, PFAS impacted soils have been placed at depth in the PFAS MEA, which protrudes into the eastern portion of the site. The presence of other contaminants in the PFAS impacted layer of beneath is not known. The associated chemicals of concern comprise:

- Heavy metals, TPH, BTEX, PAH, PCB, OCP, OPP, PFAS, phenols and asbestos.

Potential Receptors

The following potential human receptors have been identified:

- R1: Construction and maintenance workers;
- R2: Site workers and visitors (as a school);
- R3: Students and children attending school (as a school); and
- R4: Off-site public and residents.

The following potential environmental receptors have been identified:

- R5: Terrestrial ecosystems in the soils;
- R6: Groundwater; and
- R7: Aquatic ecosystems of Eastern Creek.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Surface water run-off;
- P3: Leaching of contaminants and vertical migration into groundwater; and
- P4: Inhalation, ingestion and absorption.

Summary of Potentially Complete Exposure Pathways

A ‘source–pathway–receptor’ approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S2) and receptors (R1 to R7) are provided in the below.

Source and COPC	Pathway	Receptor	Risk Management Action
1: Fill from unknown origin (heavy metals, TRH, PAH, BTEX, OCP, OPP, phenols, PFAS, asbestos)	P1: Ingestion and dermal contact. P2: Surface water run-off. P3: Leaching of contaminants and vertical migration into groundwater. P4: Inhalation, ingestion and absorption.	R1: Construction and maintenance workers. R2: Site workers and visitors. R3: Students and children attending school. R4: Off-site residential and public. R5: Terrestrial ecosystems. R6: Groundwater. R7: Aquatic ecosystems of Surface water at Eastern Creek.	An intrusive investigation is recommended to assess the presence or otherwise of the contaminants associated with the identified potential sources. The previous validation reports and site audit reports have assessed that the PFAS layer does not pose a risk to human health or the ecology in its current state. In addition, this PCEMP has been prepared to manage incidental exposure to contaminated soils (including the PFAS impacted layer) during construction.
S2: Former Schofields aerodrome (heavy metals, TRH, PAH, BTEX, OCP, OPP, phenols, PFAS, asbestos). Includes capped PFAS impacted soils.	P1: Ingestion and dermal contact. P2: Surface water run-off. P3: Leaching of contaminants and vertical migration into groundwater. P4: Inhalation, ingestion and absorption.	R1: Construction and maintenance workers. R2: Site workers and visitors. R5: Terrestrial ecosystems.	

Condition	Council Wording	Applicant Response	Council Response
0.1	*This Development Consent is not to operate until such time as:* *(a) A NSW Environment Protection Authority accredited Site Auditor must carry out a site audit as defined in the Contaminated Land Management Act 1979;* *(b) A Section A1 Site Audit Statement from that site audit must be provided to Council certifying that the site is suitable for the proposed use as a primary school without the implementation of an environmental management plan.* *(c) The certification in the Site Audit Statement must not be qualified by reference to any requirement to carry out any additional works to:* *- encapsulate or contain any contaminant; or* *- monitor or assess any contaminant or the encapsulation or containment of any contaminant.* *(d) A PFAS Emplacement Area Future Works Plan that has been endorsed by the Site Auditor is provided to Council:* *i. accurately showing:* *• the part of the site where PFAS impacted soils have been emplaced (the PFAS Emplacement Area); and* *• the depth of clean fill covering those PFAS impacted soils, and* *ii. specifying that there must be no excavation or other intrusive works in the PFAS Emplacement Area except in compliance with the following requirements:* *• the person proposing to carry out the excavation or other intrusive works in the PFAS Emplacement Area has been notified of the PFAS Emplacement Area Future Works Plan*	As per the meeting between Council and the Applicant on 26 September 2024, SINSW proposes to simplify the consent conditions by deleting condition 0.1-0.5, and replacing them with the following conditions: ***Prior to Construction*** ***<u>Construction Environmental Management Plan and Section B Site Audit Statement</u>*** ***A Site Audit Statement (SAS) issued under section (B) is to be provided to Council prior to the commencement of construction to determine that:*** ***i. the nature and extent of the contamination has been appropriately determined*** ***AND*** ***ii. the investigation and the construction management plan are appropriate for the purpose stated above*** ***AND***	Not supported. Council maintains its position that the consent should be issued as a deferred commencement requiring the provision of a Section A1 Site Audit Statement, Site Audit Report, a PFAS Emplacement Area Future Works Plan (a copy of which shall be provided to Council) and interim advice from an EPA Accredited Auditor confirming that the PFAS Emplacement Area Future Works Plan is appropriate. Council requires certainty that the site has been made safe and is suitable for the proposed use as a primary school. Only by issuing a deferred commencement consent can we be certain that the site has been made suitable for the proposed use as a primary school.

	• prior to the commencement of those excavation or other intrusive works, a management plan for those works, describing the proposed excavation or other intrusive works, has been prepared, reviewed, and endorsed by the Site Auditor; *• the Site Auditor has certified that the management plan is appropriate for the management of PFAS impacted materials;* *• the management plan is complied with; and* *•upon completion of the excavation or other intrusive works, a containment layer of clean fill is reinstated to a depth of not less than 3m across the whole of that part of the Emplacement Area in which the excavation or other intrusive works were carried out.*	***iii. the site can be made suitable for the intended uses.*** ***Prior to Occupation of the Primary School*** ***<u>Validation Report and Section A Site Audit Statement</u>*** ***Upon completion of the construction works, a Validation Report must be prepared by an appropriately qualified and experienced environmental consultant. The Validation Report must be reviewed by a NSW EPA Accredited Site Auditor. A Site Audit Statement is to be provided to Council which indicates that the site is suitable for the proposed land use. The Site Audit Statement shall be submitted to Council prior to the issue of a Completion Certificate.*** ***<u>Site Suitability subject to LTEMP</u>*** ***Where the ongoing land use suitability and release of the Section A Site Audit Statement is dependent upon the implementation of a Long Term Environmental Management Plan (LTEMP)***	
0.2	*Provision of the Section A1 Site Audit Statement and Site Audit Report for the school as per condition 1(a), (b) and (c), provision of Interim Audit Advice from an EPA Accredited Auditor confirming that the PFAS Emplacement Area Future Works Plan is appropriate and meets the requirement as per condition 1(d) as indicated above, and a copy of the PFAS Emplacement Area Future Works Plan must be submitted to Council within 12 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse pursuant to section 4.53(6) of the Environmental Planning and Assessment Act 1979.*		
0.4	*The consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied.*		
0.5	*Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in Part B Conditions of Consent (Once the Consent is Operation).*		

		in relation to any residual contamination remaining onsite, the LTEMP must be approved by the Site Auditor prior to the issue of the final Site Audit Statement. The owner of the land is required to comply with the ongoing obligations of any LTEMP which forms part of the final Site Audit Statement for the site. These conditions provide clarity on the requirements, outline a process that can be followed ensuring auditor involvement and notification to Council until the completion of construction allowing the capture of imported material and any potential disturbance of the MEA, enable the LTEMP (PFAS Emplacement Future Works Plan) to be captured in the process and to be appended to the Section A Site Audit Statement that could then be noted by Council on the planning certificate, and do not rely on a deferred commencement matter.	
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:* *Plan* | *Date*	Since draft conditions were issued, the project team has identified graphical errors in the East and West Elevations currently before Council. It is sought to amend the wording	Agreed. Condition 2.1.1 has been amended to update the plan reference.

			of condition 2.1.1 to reference the correct updated drawing, which is attached to this letter. The correction relates to the height of three elements of Building B, which were shown correctly in the north/south elevations and plan drawings, but due to a graphical printing error, were shown at the incorrect height on the east and west elevations. There is no change in the overall building height or any of the built form as a result of the updated drawing. We have provided a clean drawing for inclusion in the consent and a version with red clouding for reference. A summary of the changes is provided at the end of this letter. The amended condition wording is provided below.	

…	…
ELEVATION – BUILDING B EAST & WEST ELEVATION *20005* *REV D*	*8.12.2023*
…	…

Plan	Date
…	…
ELEVATION – BUILDING B EAST & WEST ELEVATION 20005 REV ~~D~~ ***H***	~~**8.12.2023**~~ ***15.05.2024***
…	…

2.2.2	*This consent authorises the use of the completed approved building for the following purposes, subject to full compliance with all other conditions of this consent:* *• Educational establishment for a maximum of 1000 students and 70 staff.*	Not agreed. The Applicant proposed to delete this condition. The Department of Education have a legal responsibility to ensure all children within a certain catchment area have the ability to access education. The area is experiencing significant residential growth and the school does not have the ability to reject any child. This is reinforced in Planning Circular PS 21-038 which directs consent authorities to assess and condition environmental impacts instead of conditioning caps on student populations. The proposed development has the capacity to accommodate 1,000 students. The school cannot accommodate additional capacity without the need for additional learning spaces. As such, any future teaching spaces would be subject to the relevant planning approvals and required assessment. The Applicant agrees with the Council that future growth should take into account traffic and noise levels but disagrees that imposing a cap on student population is	Not supported.. The applicant has nominated a total student population of 1000 students and 70 employees in the Statement of Environmental Effects and accompanying reports including: • Social Impact Assessment • Transport Impact Assessment • Noise & Vibration Impact Assessment • Operational Plan of Management • Community Consultation Report. We have undertaken our assessment based on the maximum 1000 students and 70 employees as nominated by the applicant. Any changes to the provided maximum student and employee numbers will impact the findings of these reports and may affect the compliance of the proposal with the relevant EPIs and Control Plans and would require the applicant revise their proposal including plans and reports and would require a full re-assessment by Council. The applicant can lodge a S4.55 in the future to vary the student numbers or any other matters in the consent.

		the appropriate means for doing so. SINSW request this condition is deleted. There is no basis for this condition as any additional buildings/learning spaces will require a separate planning approval. Acoustic and traffic impacts will be considered in such approval.	
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)*	Not agreed. All works within public domain is required to get a S138 application under the Roads Act 1993. The Applicant agrees that separate approval is required under the Roads Act 1993 for the following: - Vehicular Crossing - Works on or occupation of existing public roads (Not including works covered by a Roads Act Approval) Amended wording is proposed below to clarify that the Crown is exempt from an approval under the Local Government Act 1993 (Section 69 of the Local Government Act 1993). *A separate application will be required for the following approvals, under the* ***~~Local~~***	Not supported. Section 69 of the Local Government Act only exempts the crown in relation to the erection or demolition of a building. However these are civil works in the public domain and therefore Section 138 is applicable to the crown.

<table>
<tr>
<td></td>
<td></td>
<td>~~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)</td>
<td></td>
</tr>
<tr>
<td>3.1</td>
<td>Section 7.11 Contributions under Section 7.17 Directions

Before the issue of a Crown Certificate (for building works), contributions under Section 7.11 of the Environmental Planning & Assessment Act 1979 must be paid.

These payments contribute to the provision of the local infrastructure specified in the contribution/s plan specified below.

The amounts below are as at 21 June 2024. They WILL BE INDEXED from this date to the date of payment. Payment of the indexed amounts must be made prior to the issue of a Crown (for building works) either by Council or any accredited certifier, whichever occurs first.

PLEASE NOTE: Indexed payments must be made by BANK CHEQUE IF IMMEDIATE CLEARANCE IS REQUIRED and payments made by credit card attract a % surcharge as detailed in Council's Goods and Services Pricing Schedule.

<table>
<tr><th>Contribution Item</th><th>Amount</th></tr>
<tr><td>Stormwater Quantity</td><td>$1,911,724.00</td></tr>
<tr><td>Stormwater Quality</td><td>$90,612.00</td></tr>
<tr><td>Total</td><td>$2,002,336.00</td></tr>
</table>
</td>
<td>Not agreed. The Applicant seeks to delete this condition.

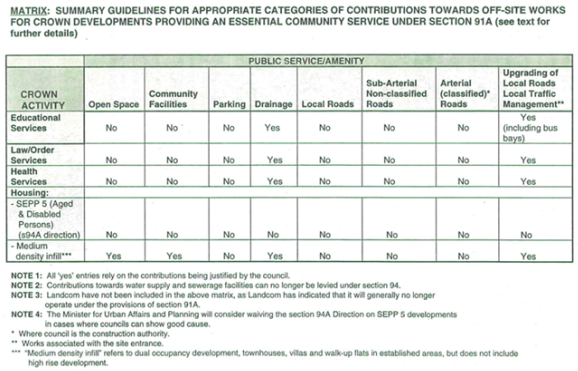
The school provides critical community infrastructure and to levy any developer contribution on provision of public education facilities increases the cost of such infrastructure for all taxpayers in the State.

The works deliver essential public benefits such as WSUD, improved public domain outcomes (consistent with the temporary school), and potential opportunities for a shared use agreement for the hall and open space.

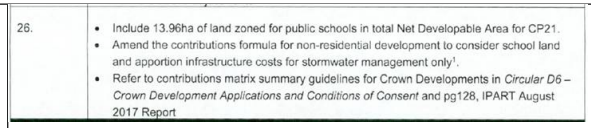
Circular D6 specified that (for contribution relating to drainage works), the Crown is to apply techniques to ensure no additional run-off occurs. Where techniques cannot be applied, only then can contributions be sought.

This application provides an appropriate WSUD proposal</td>
<td>Not supported.

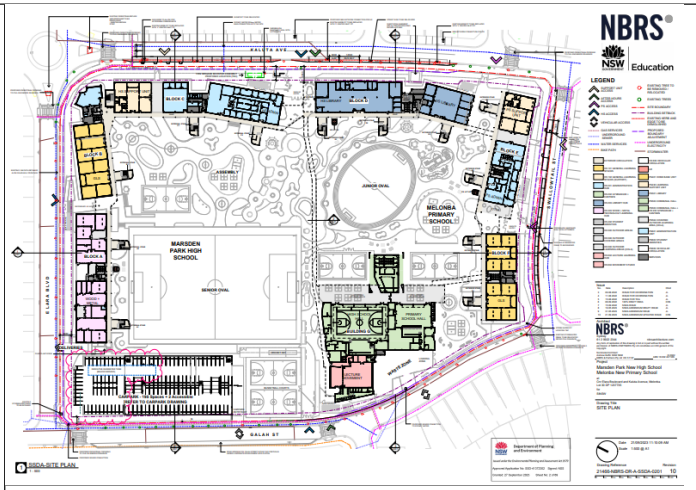
Circular D6 (revised in 1995), was introduced to provide clarification to consent authorities about conditions of consent for Crown developments including appropriate contributions. The matrix on page 7 of the circular sets out what consent authorities should use to ensure a quick and consistent assessment. It is noted that Educational Services as a Crown activity are only required to pay drainage contributions.

The requirement to pay this contribution is also confirmed by the Minister for Planning's letter to Council regarding IPART's assessment of Section 7.11 Contributions Plan No.21 - Marsden Park, which instructs us to include Education land for the purpose of levying contributions (extract below). The Minister also provided the same advice in his assessment of Section 7.11 Contributions Plan No.20 – Riverstone & Alex Avenue Precincts.</td>
</tr>
</table>

	The Section 7.11 contribution(s) have been based on the total developable area nominated below. Should the final plan of survey indicate any change in the total developable area, the Section 7.11 contribution(s) will be adjusted accordingly. *Developable area: 2.003 hectares* *The contribution(s) will be indexed according to index specified in the contributions plan.* *Copies of the following relevant contributions plan(s) may be inspected/purchased from Council's Information Centre, or viewed/downloaded at www.blacktown.nsw.gov.au:* *Section 7.11 Contributions Plan No. 24 – Schofields Precinct (Works and Land)*	which ensures run-off is minimalised. This includes: - Roof gutters and downpipes which are conveyed to in-ground pipes - Pits to collect surface stormwater - Water quality controls and WSUD via natural pollutant removal systems. - Two rainwater tanks It is further noted that the temporary school is not subject to a condition which requires contributions. The proposed development seeks to deliver internal stormwater quantity and quality treatment measures. Contributions is not required to fund off-site infrastructure.	 26. • Include 13.96ha of land zoned for public schools in total Net Developable Area for CP21. • Amend the contributions formula for non-residential development to consider school land and apportion infrastructure costs for stormwater management only[1]. • Refer to contributions matrix summary guidelines for Crown Developments in *Circular D6 – Crown Development Applications and Conditions of Consent* and pg128, IPART August 2017 Report Although this advice was for the Marsden Park precinct, the rationale applies to this application and all Crown developments in the North West Growth Area including the Schofields Precinct. The Independent Pricing Tribunal (IPART) also noted in its report to the Minister: Extract from the IPART assessment report of revised Section 94 Contributions Plan No 21 – Marsden Park (pages 128-129) 8.2 Recommend development contributions charged for education land BCC proposes in CP21 to exempt 13.96 hectares of land for public schools from being levied development contributions. In our previous reviews of contributions plans we have recommended that, where the exclusion of development from paying contributions is at the council's discretion and not a Ministerial directive, the council should bear the cost of the exclusions. We understand the Department of Education frequently declines to pay development contributions. Therefore, if the land were included in the plan, ratepayers would effectively pay the Department of Education's contribution. We recommended the Minister resolve the situation by either: • requiring the Department of Education to pay development contributions (our preferred option), or • issuing a section 94E exemption for land used for schools. There is no section 94E direction from the Minister currently to exempt schools from paying contributions. Hence, we maintain that the land allocated for public schools in the North West Growth Area must be included in the net developable area for the purposes of calculating contributions. We still consider a requirement for the Department of Education to pay contributions would best reflect the impact created by schools on transport and stormwater. SINSW state in its formal response that:

			Circular D6 specified that (for contribution relating to drainage works), the Crown is to apply techniques to ensure no additional run-off occurs. Where techniques cannot be applied, only then can contributions be sought. This application provides an appropriate WSUD proposal which ensures run-off is minimalised. This includes: • Roof gutters and downpipes which are conveyed to in-ground pipes • Pits to collect surface stormwater • Water quality controls and WSUD via natural pollutant removal systems. • Two rainwater tanks The measures stated above do not address regional stormwater for detention or treatment. They are standard requirements that most houses need to address. Regional detention and water quantity are provided for in the downstream regional detention basin which the whole catchment including this development must fund. This is because contributions are levied on the whole area of a site being used by a development, and not just the area of the final built product hard surfaces. These assumptions are made to inform the total developable area for the drainage catchment when the drainage infrastructure catchment is determined. Therefore turfed areas such as yards, gardens and playgrounds are included in the net developable area for the purpose of calculating Section 7.11 contributions. The contribution plan accounts for the different demand assigned to different land use types. In terms of stormwater quality measures, the stormwater quality costs have been apportioned over 100% of low-density residential land plus 25% of the other developable land 'zoned areas'. The 25% represents the future public roads that are not serviced by on-lot stormwater treatment. As such, a reduced rate for Stormwater Quality charges is applied to this development. We also note that the Department of Planning approved SSD-41372302 (MC-22-00008) for the construction of two new schools, Marsden Park Secondary School and Melonba Primary School (see below). Section 7.11 contributions of $1,757,977.00 were conditioned by the Department correctly for the full 6 hectare site and were paid by Education in January 2024.

			
5.17.1	*Prior to the implementation of any road line marking and traffic signage required by this development the applicant shall acquire an approved construction certificate for the line marking and traffic signage plan arrangement.* *In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.* *Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.*	Not agreed. SINSW request this condition is amened to reflect the correct terminology for a Crown Application (as there is no Certifying Authority for a crown application and there is no requirement to obtain a construction certificate for crown building works). Additionally, amended wording is proposed below to simplify the condition. ***Approval is required for any road line marking and traffic signage under the Roads Act 1993.***	Not supported, propose to amend wording as follows: *Approval is required for any road line marking and traffic signage under the Roads Act 1993.* *In this regard, the applicant shall provide evidence to the certifying authority in order to demonstrate that the proposed line marking and traffic signage plan has approval from the local traffic committee and has been adopted by Ordinary Council Meeting.* *Note: all recommendations by the local traffic committee and Ordinary Council Meeting shall be reflected within the construction certificate for line marking and traffic signage.*
6.1	*Section 7.11 Contributions, as levied under condition 3.1 of this consent, must have been paid.*	Not accepted.	Not supported, see 3.1.

		As noted above, Section 7.11 Contributions are not warranted (in accordance with Planning Circular D6) as the development provides on-site water quality and quantity treatment. SINSW request this condition is deleted.	
6.12.7.3	*This development requires separate approvals under the Roads Act 1993 and / or Local Government 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.*	Not agreed. Amended wording is proposed below to simplify this condition and amended wording to reflect terminology used for Crown Applications, noting an occupation certificate does not apply to crown building work. Additionally, this wording removes the need to validate approval from the Local Government Act 1993 as approval is not required for the Crown (Section 69 of the Local Government Act 1993). Furthermore, SINSW does not wish to be bound to the requirement to complete all public domain works prior to the occupation of the school. SINSW request the ability to provide an alternative solution in the event the school is operational prior to delivery of public domain works. Proposed wording is provided below.	Not supported. Council wants all conditions regarding public domain works in the conditions fully met prior to the issue of any Completion Certificate to ensure public safety.

		The applicant shall obtain written confirmation from Council that all works which require approval under the Roads Act 1993 has been obtained from the Local Traffic Committee. ***In the event public domain works are not complete prior to occupation, an interim completion certificate can be issued on the basis that incomplete works will be subject to a management plan that will require approval by Council prior to the implementation of any such plan.***	
7.1.1	*The development shall not be used or converted for use for any purpose other than that:* *(a) Granted consent by Council's Notice of Determination, or* *(b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.*	It is noted this condition has not been removed from the consent as agreed. It is recommended this condition be removed.	Agreed.
7.6.4	*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 NSW Environmental Protection Authorities - Noise Policy for Industry and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the*	Not accepted. The development is supported by a Noise and Vibration Impact Assessment Report which was undertaken based on a worst-case scenario. The Report found that impacts will be acceptable.	Not supported. Council has a responsibility to investigate justified complaints and evidence may be required from the applicant to demonstrate they are complying with the relevant requirements. This condition is imposed to verify whether the operational noise of the development complies with the specified criteria.

	Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and shall be submitted to Council for consideration.	The Applicant will undertake a validation report within 3-6 months of operating to confirm the findings of the Noise and Vibration Impact Assessment Report (per condition 7.6.4). Should a justified complaint be received by Council or the school, reference can be made to the validation report. SINSW request his condition is deleted.	