

Attachment 8

Conditions of consent (draft)

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.
Property description	Triton Parade, Nirimba Fields

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	9.7.2024

REV H	
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.

2.3 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.

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)

- 3.2 A separate Crown Building Certificate shall be issued prior to commencement of any construction works.
 - 3.2.1 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.
 - 3.2.2 All building work shall be carried out in accordance with the provisions of the Building Code of Australia.
 - 3.2.3 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.

- 3.2.4 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.
- 3.2.5 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.

3.3 **Access/Parking**

- 3.3.1 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.
- 3.3.2 The design of the car parking area is to ensure that all vehicles must enter and leave the development in the forward direction.
- 3.3.3 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6 and AS1428.1 - 2009.
- 3.3.4 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.

3.4 **Environmental Health**

- 3.4.1 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.
- 3.4.2 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.
- 3.4.3 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.
- 3.4.4 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.
- 3.4.5 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.
- 3.4.6 All recommendations outlined in the Noise & Vibration Impact Acoustic Assessment, prepared by NDY dated 8 December 2023, must be complied with and implemented.

3.5 **Heritage**

- 3.5.1 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.

3.6 **Open Space**

- 3.6.1 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 Council's Open Space Infrastructure Officer. The Street Tree Plan shall observe the species palette 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.

3.7 **Bicycle parking**

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

3.8 **Engineering**

- 3.8.1 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.

3.9 **Crown Certification Requirements**

- 3.9.1 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.

3.10 **Roads Act Requirements**

3.10.1 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.

3.11 **Other Engineering Requirements**

- 3.11.1 Any ancillary works undertaken shall be at no cost to Council.
- 3.11.2 Submit written permission from the affected property owner for any works proposed on adjoining land.
- 3.11.3 Submit written evidence from Sydney Water indicating compliance with all necessary requirements.
- 3.11.4 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.
- 3.11.5 Submit a Public Utilities Plan demonstrating adequate clearance between services to stormwater pits, pipes, driveways, light poles, etc.
- 3.11.6 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
- 3.11.7 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.

3.12 **Roads**

- 3.12.1 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.

3.13 **Drainage**

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

3.14 **Signage and Line Marking**

- 3.14.1 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.

3.15 **Erosion and Sediment Control**

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

3.16 **Vehicular Crossings**

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

4 PRIOR TO CONSTRUCTION

4.1 Construction PFAS Safety and Environmental Management Plan and Section B Site Audit Statement

4.1.1 A Site Audit Statement (SAS) issued under section (B) is to be provided to Council prior to the commencement of construction to demonstrate that:

- (a) the nature and extent of the contamination has been appropriately determined

AND

- (b) the Construction PFAS Safety and Environmental Management Plan is appropriate for the purpose of identifying and managing risks from potential PFAS contamination

AND

- (c) the site can be made suitable for the intended uses.

4.1.2 The Construction PFAS Safety and Environmental Management Plan must provide for and include:

- (a) The delineation of those parts of the site potentially impacted by PFAS contamination including where PFAS impacted materials may have been buried or emplaced;
- (b) The specific controls to manage all intrusive works undertaken to ensure that:
 - (i) People performing those works are not exposed to PFAS during the conduct of the works;
 - (ii) PFAS does not escape to adjoining land or the environment (including surface water, groundwater or through dust or other particulate emissions);
 - (iii) Piering, piling or other works do not create a pathway for the escape or migration of PFAS;
 - (iv) PFAS is not brought to the surface;
- (c) A draft of a Long Term Environmental Management Plan for the site that includes all of the ongoing actions and precautions to be taken following construction to ensure the objectives referred to in sub-paragraphs (i) to (iv) of paragraph (b) of this condition continue to be satisfied throughout the life of the development

5 PRIOR TO DEVELOPMENT WORKS

5.1 Construction Environmental Management Plan

5.1.1 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.

5.2 **Safety/Health/Amenity**

5.2.1 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.

5.2.2 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.

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

5.2.4 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.

5.2.5 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.

- 5.2.6 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.
- 5.2.7 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.

5.3 **Notification to Council**

- 5.3.1 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.

5.4 **Use of Crane**

- 5.4.1 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.

6 **DURING CONSTRUCTION**

6.1 **Safety/Health/Amenity**

- 6.1.1 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.

6.2 **Building Code of Australia Compliance**

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

6.3 **Surveys**

- 6.3.1 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.

6.4 **Nuisance Control**

- 6.4.1 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.

6.5 **Environmental Health**

- 6.5.1 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.
- 6.5.2 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.
- 6.5.3 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.
- 6.5.4 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)
- 6.5.5 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.
- 6.5.6 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.
- 6.5.7 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.

- 6.5.8 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.
- 6.5.9 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.
- 6.5.10 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.
- 6.5.11 Soil erosion and sediment control measures shall be maintained in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1.5.6

6.6 Heritage

- 6.6.1 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.

6.7 Engineering

- 6.7.1 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.
- 6.7.2 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.

6.8 Insurances

- 6.8.1 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.

6.9 Service Authority Approvals

- 6.9.1 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.

6.10 Soil Erosion and Sediment Control Measures

- 6.10.1 Soil erosion and sediment control measures onsite shall be implemented, maintained and monitored in accordance with Council's Soil Erosion and Sediment Control Policy.
- 6.10.2 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.

6.11 Filling of Land and Compaction Requirements

- 6.11.1 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.

- 6.11.2 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 Council's 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.

- 6.11.3 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.
- 6.11.4 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.
- 6.11.5 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.

- 6.11.6 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.
- 6.12 **Inspection of Engineering Works - Roads Act 1993 or Local Government Act 1993**
- 6.12.1 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).
- 6.13 **Public Safety**
- 6.13.1 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.
- 6.14 **Site Security**
- 6.14.1 Chain wire gates and security fencing must be provided around the site in order to prevent unauthorised access and dumping of rubbish.
- 6.15 **Traffic Control**
- 6.15.1 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.
- 6.15.2 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.
- 6.15.3 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.
- 6.15.4 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.
- 6.15.5 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.

6.16 Powder Coated Furniture

- 6.16.1 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.

6.17 Road Line Marking and Traffic Signage

- 6.17.1 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.

6.18 Other Matters (Drainage)

- 6.18.1 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.

7 PRIOR TO COMMENCEMENT OF USE

7.1 Validation Report and Section A Site Audit Statement

- (a) Occupation for the purposes of this development consent must not occur until the following have occurred:
- (b) Upon completion of the construction works, a Validation Report must be prepared by an appropriately qualified and experienced environmental consultant.
- (c) The Validation Report must certify:
 - I. that works have been carried out in accordance with the Construction PFAS Safety and Environmental Management Plan;
 - II. that PFAS impacted material has not been brought to the surface or, if PFAS material has been brought to the surface that that material has been lawfully contained, managed and removed from site for disposal;
 - III. that the works have not exacerbated risks from PFAS at the site or adjoining land.
- (d) The Validation Report must be reviewed and accepted by a NSW EPA Accredited Site Auditor and submitted to Council.
- (e) The draft Long Term Environmental Management Plan included in the Construction PFAS Safety and Environmental Management Plan has been updated and finalised to properly respond to the works as executed;

- (f) The updated and finalised Long Term Environmental Management Plan must be reviewed and accepted by a NSW EPA Accredited Site Auditor and submitted to Council
- (g) A Section A Site Audit Statement must be provided to Council which certifies that the site is suitable for the proposed land use by reference to PFAS.
- (h) Site Suitability subject to LTEMP:
 - i. All works and activities carried out in reliance on this development consent must be carried out in compliance with the Long Term Environmental Management Plan as accepted by the Site Auditor and provided to Council per condition 7.1.5 of this consent.

7.2 **Section 7.11 Contributions**

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

7.3 **General**

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

7.4 **Sydney Water Authorisation**

- 7.4.1 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.

7.4.2 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.

7.4.3 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.

7.4.4 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.

- 7.4.5 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.
- 7.4.6 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>

7.5 **Transport for NSW**

- 7.5.1 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.

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

7.6 Environmental Health

- 7.6.1 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.
- 7.6.2 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.
- 7.6.3 The PFAS Emplacement Area Future Works Plan must be implemented and complied with

7.7 Open Space

- 7.7.1 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.

7.8 Service Authorities

- 7.8.1 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.
- 7.8.2 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.
- 7.8.3 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.
- 7.8.4 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.

7.9 Plan of Management

- 7.9.1 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.

7.10 Fire Safety Certificate

- 7.10.1 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).
- 7.10.2 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).

7.11 Parking

- 7.11.1 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.
- 7.11.2 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.
- 7.11.3 Access and parking for people with disabilities shall be provided in accordance with Australian Standard 2890.1.
- 7.11.4 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.

7.12 Temporary Facilities Removal

- 7.12.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 7.12.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 7.12.3 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.
- 7.12.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 7.12.5 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.

7.12.6 Road Damage

- 7.12.6.1 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.

7.12.7 Surveys/Certificates/Works As Executed plans

7.12.7.1 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).

7.12.7.2 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.

7.12.7.3 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.

7.12.7.4 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

7.12.8 Bonds/Securities/Payments in Lieu of Works

7.12.8.1 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.

7.12.8.2 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.

7.12.9 Inspections

7.12.9.1 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.

7.12.10 CCTV Inspection of Stormwater Drainage Structures

7.12.10.1 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.

8 OPERATIONAL

8.1 Flood Evacuation Plan

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

8.2 Access/Parking

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

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

8.3 Landscaping

- 8.3.1 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.
- 8.3.2 Landscaping to lot boundary shall be wholly contained upon the school property and not encroach upon the road reserve.
- 8.4 **Lighting and Security**
- 8.4.1 Spillage of light, if any, shall be controlled so as not to cause nuisance to the amenity of adjoining land.
- 8.4.2 All intruder alarms shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 8.5 **Environmental Health**
- 8.5.1 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.
- 8.5.2 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 provision that the groundwater has not altered since the previous studies.
- 8.5.3 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.
- 8.5.4 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.
- 8.5.5 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.
- 8.5.6 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.
- 8.5.7 The proprietor is to ensure that all food handling complies with the requirements of the Food Act 2003 and Regulations there under.

- 8.5.8 The premises are to be registered with Council as a food business.
- 8.5.9 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.
- 8.5.10 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.
- 8.5.11 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.
- 8.5.12 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.
- 8.6 **Waste**
- 8.6.1 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.