



Administration Centre
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DEVELOPMENT APPLICATION – NOTICE OF DETERMINATION

Issued under the Environmental Planning and Assessment Act 1979

Sections 4.16, 4.17 & 4.19

Applicant
Simon Wappler
8 Grattan Street
PRAHAN VIC 3181

Development Application No.
DA-24-01170
PAN-479529
PPSSCC-630

Property Description: Lot 201 DP 1144231 1000 Old Windsor Road, GLENWOOD

Description

Educational establishment – Staged development for the construction of a 2-storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting & welding rooms and various fire industry training areas; signage, earthworks, staged demolition, tree removal, landscaping and other civil works.

Determination:	<i>Deferred Commencement consent</i>
Determination Date:	<i>15 July 2025, under the delegated authority of the Sydney Central City Planning Panel dated 26 June 2025</i>
Consent to Operate From:	Council notifying the applicant that Condition 1 has been satisfied
Consent to Lapse On:	5 years after Condition 1 is satisfied <i>(If physical commencement has not occurred)</i>

Right of appeal

If you are dissatisfied with this decision, Section 8.7 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months of the date of this notification.

Division 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination.

Division 8.2 does not apply to complying development, designated development or a determination made by Council under Division 4.2 in respect of Crown applications. For further information please contact Luma Araim on (02) 98396000.

Kerry Robinson
CHIEF EXECUTIVE OFFICER

Per 
15 July 2025

PART A

1 Deferred commencement conditions under Section 4.16(3) of the Environmental Planning & Assessment Act 1979

1.1 Easements

1.1.1 The applicant must provide written evidence to the satisfaction of Council that the registered proprietor of Lot 200 in DP 1144231 has:

- (i) Executed and lodged with NSW Land Registry Services all necessary documentation to amend the Section 88B instrument registered on title to remove the easement for right of way marked 'M' which burdens Lot 200 in DP 12244231, and obtained registration of the amended Section 88B instrument confirming the removal of the easement from the title.

Evidence must include a copy of the registered dealing and updated title search confirming the removal of the easement.

1.2 Engineering

1.2.1 Revised Civil Drawings by Matter Consulting Structural Engineers Rev (various) dated 23/7/2024 is to be provided to the satisfaction of Council's Manager Asset Design Services to meet the requirements under Council's DCP Part J 2015, Council's WSUD Developer handbook 2020 and Council's Engineering Guide for Development 2005. The amended plans must address, but are not limited to, the following issues:

- a) A water quality catchment plan must be provided to ensure the plan is consistent with the proposed architectural plan, including the proposed outdoor safety training building as roof area. And the MUSIC must also be amended accordingly.
- b) The bio-retention system will need to be amended in accordance with Council's WSUD Standard Drawings A(BS)175M and Council's WSUD developer handbook 2020. The following issues will need to be addressed:
 - i. The current configuration of the bio-retention basin design in series will not work efficiently hydraulically. The treated flows from the upstream bioretention basin should not be connected to the outlet pit of the downstream bioretention basin. Either the two bioretention basins must work independent of each other as two individual bio-retention basins OR the two bio-retention basins must be combined into one bio-retention basin with a filter area of 150m². Provide bio-retention redesign details on the Civil Drawings.
 - ii. If the redesign combines both bio-retention basin into one bio-retention basin, the outlet structures of the bio-retention basins are to be amended in accordance with Council's standard WSUD plans. The pit collecting the Subsoil lines must be located within the bio-retention basin, and not outside.

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- iii. The bioretention basin(s) will need to be a saturated system and include a submerged zone, amended system inlet pit and amended outlet pit and pipes etc. Show the top RL level of the saturation zone in the bio-retention basin section. To determine the Filter level of the Bio-retention basin and reduce the impact of tailwater levels, set the saturated water level at or above the 1EY HGL in the immediate downstream drainage pit. Refer to Council's WSUD developer handbook 2020 for further information.
- iv. Pipes discharge into the bio-retention basin must be connected into the inlet pit, instead of the filter media.
- v. Provide Floodway Warning Signs for the bioretention basin(s) in accordance with Plan A(BS)114S from Council's Engineering) Guide for Development 2005.
- c) Amended GPTs (Gross Pollutant Traps) are required to address the following issues:
 - i. GPTs are to be sized for the a minimum 4 EY flow considered as 50% of the 1 EY flow.
 - ii. Provide more details in how the GPTs were sized including catchment flowrate used in the design and all other design parameters.
 - iii. Provide a section of the GPTs and include details such as inlet/outlet pipe sizes and invert levels etc.
 - iv. The GPTs must contain an oil baffle to meet the gross pollutant and total hydrocarbon pollutant retention targets.
 - v. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the rainwater tank and GPT devices, in accordance with Council's Engineering Guide for Development 2005.
 - vi. The maintenance path of both GPTs must be designed and indicated.
- d) Charge line cleanout pits are to be provided at the low point of all charge line systems for the rainwater tanks to facilitate cleaning of the system. The pit is to be a minimum of 2 m away from any upstream connection. The charge line pipes are to use sewer grade PVC, solvent welded, with all exposed pipes fully painted. The charge line outlet is to have a 5 mm dribble hole and sealed screw cap.
- e) In the long-sections of the proposed site drainage system, the hydraulic grade-line analysis must be showed and include existing discharge connection details.
- f) In accordance with Council's Engineering Guide for Development 2005, the Fraction Impervious for commercial areas is 100%. This fraction Impervious value should be used for the whole site when determining the Stormwater Discharge values. With this amendment made, the existing downstream system does not have adequate capacity to cater for the proposed site flows and flows from the Baptist Church. It exceeds the capacity of the connecting existing 525mm RCP. The design details of the additional pipe must be provided, including the hydraulic graph line, to demonstrate the proposed 450mm RCP has sufficient capacity in 5% AEP storm event.
- g) Increase the rainwater tank size from 50KL to 70KL to cater for the proposed 26 Toilets/urinals and landscaped area.

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- 1.3 Evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of determination of this deferred commencement consent failing which, this deferred development consent will lapse under section 4.53(6) of the Environmental Planning and Assessment Act 1979.
- 1.4 The consent will not operate until such time that the Council notifies the Applicant in writing that the deferred commencement consent conditions, as indicated above, have been satisfied.
- 1.5 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 the Part B conditions of consent (once the consent is operational) below.

PART B

2 Advisory Notes

2.1 Terminology

- 2.1.1 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Part 6 of the Environmental Planning and Assessment Act 1979.

2.2 Scope of Consent

- 2.2.1 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.

2.3 Other Approvals

- 2.3.1 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:
- (a) the removal of any tree(s) not indicated on the approved plans, and
 - (b) any fence, retaining wall, land excavation or filling, advertising structure or other development not approved by this development application.
- 2.3.2 This consent does not authorise the encroachment or overhang of any building or structure over or within any easement.

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- 2.3.3 A separate valid Construction Certificate shall be issued prior to commencement of any construction works.

2.4 **Services**

- 2.4.1 The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Recognised Energy provider
- (c) Natural Gas Company
- (d) The relevant local telecommunications carrier

regarding any requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on the land or on the adjacent public road(s).

All approved building construction plans attached to the Construction Certificate should be submitted to Sydney Water Tap In, to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans are to be appropriately stamped and all amended plans will require re-stamping. For further information go to: www.sydneywater.com.au, then follow the "Developing Your Land link or telephone 1300 082 746 for assistance.

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

- 2.4.2 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.
- 2.4.3 Prior to any demolition works, all services or utilities should be disconnected in consultation with the relevant service provider.
- 2.4.4 Telstra (and its authorised contractors) is the only company that is permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's

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infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

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

2.5 Environmental Health – Services

- 2.5.1 Food or public health related commercial activities are to be referred to Environmental Health for the use and fit out of the premises to provide conditions prior to operation.

2.6 Road Damage

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

3 GENERAL

3.1 Scope of Consent

- 3.1.1 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:

Drawing No.	Dated	Prepared by
DA01 Revision D - Locality/site analysis plan	28 May 2025	Watson Young
DA04 Revision D – Staging plan – Stage 1A	28 May 2025	Watson Young
DA05 Revision D – Staging Plan – Stage 1B	28 May 2025	Watson Young
DA06 Revision D – Staging Plan – Stage 2	28 May 2025	Watson Young
DA07 Revision C – Proposed site plan sheet 1	14 October 2024	Watson Young
DA08 Revision C – Proposed site plan sheet 2	14 October 2024	Watson Young

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DA09 Revision C – Ground floor plan	14 October 2024	Watson Young
DA10 Revision C – Level 1 floor plan	14 October 2024	Watson Young
DA11 Revision C – Roof plan	14 October 2024	Watson Young
DA12 Revision C – Elevations sheet 1	14 October 2024	Watson Young
DA13 Revision D – Elevations sheet 2	28 May 2025	Watson Young
DA14 Revision C – Sections sheet 1	14 October 2024	Watson Young
DA17 Revision C – Perspectives sheet	14 October 2024	Watson Young
DA18 Revision C – Materials & finishes	14 October 2024	Watson Young
LD000 – Revision D – Title sheet, legend & plant schedule	17 March 2025	Site Image
LD001 – Revision E – Sheet layout	17 October 2024	Site Image
LD001 - Revision E – Landscape masterplan - render	17 October 2024	Site Image
LD101 – Revision E – Landscape plan 01	17 October 2024	Site Image
LD102 – Revision E – Landscape plan 02	17 October 2024	Site Image
LD201 – Revision D – Detailed landscape plan 01	17 October 2024	Site Image
LD301 – Revision B – Section 01	18 June 2024	Site Image
LD302 – Revision B – Section 02	18 June 2024	Site Image
LD401 – Revision D – Details 01	17 March 2025	Site Image
LD402 – Revision C – Details 01	17 October 2024	Site Image

**Unless modified by any conditions of this consent*

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3.1.2 Staging:

The development shall proceed in the following stages (with relevant construction certificates):

Stage 1A

- Site preparation works including tree removal and relocation of existing demountable buildings.
- Construction of the southern part of the new 2-storey building (Trades Hall) incorporating tutorial rooms, reception, storeroom, cutting and welding rooms and various fire industry training areas.
- Construction of the outdoor safety training area, east of the proposed Trades Hall.
- Construction of an acoustic wall at the site's western boundary.
- Retention of existing car park at the site's north-eastern corner and construction of new car parking spaces at the site's southern boundary, totalling 117 spaces.
- Retained pedestrian and vehicle access via Old Windsor Road, existing access (to benefit Lot 201) via Shaun Street is to be removed.
- Construction of the southern part of the internal road.
- Proposed footpath within the site from along the site's southern boundary and retention of palisade fencing.
- Retention of the entry gate at the site's south-eastern corner.
- Site landscaping at the western boundary including tree planting and bioswales.
- Construction of a temporary waste storage area at the site's western boundary.

Stage 1B

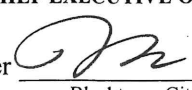
- Site preparation works including demolition of buildings in the north-western part of the site.
- Construction of the northern part of the new 2-storey Trades Hall.
- Construction of an acoustic wall at the site's northern boundary.
- Landscaping at the site's northern boundary including tree plantings and construction of the campus heart which comprises a central water body and yarning circle.
- Construction of the northern portion of the internal road at the site's north-western corner.
- Car parking at the site's western boundary, totalling 133 at Stage 1B.

Stage 2

- Site preparation works including demolition of the former church hall and tree removal.
- Proposed car park extension to accommodate additional spaces, totalling 185 at Stage 2.

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3.2 Suburb Name

- 3.2.1 The land the subject of this consent is known to be located in the following suburb. This suburb name shall be used for all correspondence and property transactions:

Suburb: Glenwood

3.3 Transport for NSW requirements

- 3.3.1 All buildings and structures (including signage), together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Old Windsor Road boundary.
- 3.3.2 Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.
- 3.3.3 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.
- 3.3.4 A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on the Old Windsor Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
- 3.3.5 All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

3.4 Sydney Metro requirements

- 3.4.1 Prior to the issue of a Construction Certificate, the Applicant must prepare and provide to Sydney Metro for review of a Construction Traffic Management Plan to ensure no adverse impacts to Sydney Metro operations. The Certifier must not issue a Construction Certificate until this Plan has been endorsed by Sydney Metro in writing.
- 3.4.2 Prior to the issue of a Construction Certificate, any proposed alterations to Sydney Metro assets must be approved by Sydney Metro and any proposed changes may be subject to operator requirements. The Certifier must not issue a Construction Certificate until Sydney Metro approval has been provided in writing.

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- 3.4.3 Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.
- 3.4.4 If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.
- 3.4.5 At any time during the construction of the development, Sydney Metro and persons authorised by those entities may give reasonable notice to the Applicant or the Applicant's principal contractor that Sydney Metro or persons authorised by that entity seek to: (a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified "hold points" in the construction of the development; and (b) attend on-site meetings with the Applicant and its contractors, to enable Sydney Metro to determine whether the development has been or is being constructed and maintained in accordance with all approved plans and this development consent.
- 3.5 **Engineering Matters**
- 3.5.1 **Design and Works Specification**
- 3.5.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:
- (a) Blacktown City Council's Works Specification - Civil (Current Version)
 - (b) Blacktown City Council's Engineering Guide for Development (Current Version)
 - (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
 - (d) Blacktown City Council Growth Centre Precincts Development Control Plan
 - (e) Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M
 - (f) On Site Stormwater Detention Handbook - Upper Parramatta River Catchment Trust FOURTH Edition.

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

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

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

- 3.5.1.2 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
- Removal of temporary infrastructure

These matters will be individually addressed within the consent.

Note: A bond release inspection fee will apply.

- 3.5.1.3 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.

- 3.5.1.4 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.

3.5.2 Other Necessary Approvals

- 3.5.2.1 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)

3.5.3 Subdivision

- 3.5.3.1 Principal Certifying Authority - Blacktown City Council shall be the Principal Certifying Authority for the proposed subdivision and issue the Subdivision Certificate.

3.5.4 Other Matters

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

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3.5.5 Drainage Conditions

- 3.5.5.1 Any excavated material is to be removed from site and disposed of in an approved manner and location.
- 3.5.5.2 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@blactown.nsw.gov.au.
- 3.5.5.3 The development must at all times maintain the water quality system to achieve the following minimum pollutant removal targets for the entire site in perpetuity including the approved bioretention plant species:

Required percentage reductions in post development average annual load of pollutants

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

PRIOR TO CONSTRUCTION CERTIFICATE (PLANNING)**4.1 Housing and productivity contribution for development consents**

- (a) The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition (b), is required to be made:

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$132,016.97
Transport project component	N/A
Strategic bio diversity component	N/A
Total housing and productivity contribution	\$132,016.97

Consent PPI number (Producer Price Index):

Current Indexation period - December 2024

Current Indexation value - 147.700

Base indexation value - 144.700

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- (b) The amount payable at the time of payment is the amount shown in condition (a) as the total housing and productivity contribution adjusted by multiplying it by:

highest PPI number

consent PPI number

where:

highest PPI number is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2nd last quarter before the quarter in which the payment is made, and consent PPI number is the PPI number last used to adjust HPC rates when consent was granted, and June quarter 2023 and PPI have the meanings given in clause 22 (4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

- (c) The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:

Development	Time by which HPC must be paid
Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate
High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate
Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate
Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home

- (d) The HPC must be paid using the NSW planning portal (<https://pp.planningportal.nsw.gov.au/>).
- (e) If the Minister administering the Environmental Planning and Assessment Act 1979 agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:

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- i the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,
- ii the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition (b) at the time of payment.

- (f) Despite condition (a), a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the contribution.

4.2 Aesthetics/Landscaping

- 4.2.1 The reflectivity index of glass used in the external facade of the buildings is not to exceed 20 percent.
- 4.2.2 Any bathroom or w.c. window in the external wall of the building shall be fitted with translucent glazing.

4.3 Access/Parking

- 4.3.1 The internal driveway and parking areas are to be designed in accordance with Australian Standard 2890.1.
- 4.3.2 The design of the car parking area is to ensure that all vehicles must enter and leave the development in a forward direction.
- 4.3.3 All new internal driveways and other new paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.
- 4.3.4 Pedestrian access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6 and AS1428.1 - 2009.
- 4.3.5 The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) are to be designed in accordance with Australian Standard 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicles.

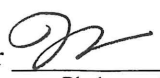
4.4 Tree Protection & Removal

- 4.4.1 Implement all tree protection measures outlined in the arborist report by Bird Trees Consultancy dated 4 September 2024 such as mulching within tree protection fencing

These conditions are imposed for the following reasons:

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re-using chip from trees on site that are approved for removal. Place mulch evenly and to a depth of 100 mm around all trees being retained (i.e. those numbered 37-49, 55 and 56).

4.4.2 The following trees are approved for removal:

- Trees 57, 58, 62, and 70 are in poor and declining condition and consequently have reduced retention value.
- Tree 52 is dead with no visible habitat and is recommended for removal.
- Tree 79 has evidence of decay within the trunk which places this tree at increased risk of failure.
- Trees 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 50, 54, 57, 58, 67, 68, 79, 82, 83, 84, 85, 89, 90, 91, 92, 93, 94, 95, 96, 97, and 98 are encroached by the proposed construction and required earthworks by a major encroachment as defined by *AS4970-2009 Protection of Trees on Development Sites*. These trees will not be viable to be retained and are able to be removed.

5 PRIOR TO CONSTRUCTION CERTIFICATE (Engineering)

5.1 DA Plan Consistency

- 5.1.1 A Construction Certificate or Subdivision Works 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.

5.2 Footpath/Road Condition Assessment Fee

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

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

5.3 General

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

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

<i>Prepared By</i>	<i>Project No.</i>	<i>Sheet No.</i>	<i>Revision</i>	<i>Dated</i>
<i>Matter Consulting Structural Engineers</i>	23072M	C00.000	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C01.000	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C01.001	4	17/03/2025
<i>Matter Consulting Structural Engineers</i>	23072M	C01.101	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C02.100	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C02.105	1	17/03/2025
<i>Matter Consulting Structural Engineers</i>	23072M	C02.106	1	17/03/2025
<i>Matter Consulting Structural Engineers</i>	23072M	C02.107	1	17/03/2025
<i>Matter Consulting Structural Engineers</i>	23072M	C02.108	1	17/03/2025
<i>Matter Consulting Structural Engineers</i>	23072M	C02.109	1	17/03/2025
<i>Matter Consulting Structural Engineers</i>	23072M	C02.200	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C02.300	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C02.400	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C02.501	2	23/07/2024
<i>Matter Consulting Structural Engineers</i>	23072M	C02.502	02	23/07/2024

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

- a) The eaves roof gutters are to be designed to collect the minimum of the 5% AEP storm. Any box gutters are to be designed to collect the minimum of the 1% AEP storm. Details of gutter and downpipe designs are to be provided.
- b) Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum

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standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings 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 urinals; and
 - v. 3 star water efficient washing machines and dishwashers are to be specified.
- c) An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses on the site including all toilet/urinal flushing and landscape watering and that all Sydney Water requirements have been satisfied. The plan is to show the rainwater pipe and tank arrangement including:
- i) a first flush or pre-treatment system (typically 0.2 litres / m² of roof area going to the tank for a first flush),
 - ii) a pump with isolation valves;
 - iii) a solenoid controlled mains water bypass;
 - iv) **flow meters** on the solenoid controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse;
 - v) an inline filter and preferably an automatic backwash inline filter;
 - vi) a control panel with warning light to indicate pump failure;
 - vii) a timer and control box for landscape watering and
 - viii) an irrigation watering plan allowing for a minimum of 480 kL/yr and accounting for seasonal variations;
 - ix) providing a minimum tank size of 70 kL;
 - x) ensuring all the rainwater reuse pipes and taps are coloured purple.
 - xi) fitting rainwater warning signs to all external taps using rainwater.
- d) An experienced irrigation specialist is to prepare and certify a detailed Landscape Watering Plan for non-potable landscape watering. The plan is to show the irrigation layout based on non-potable water supply point from the rainwater tank, including:
- i. isolation valve for maintenance or during water restrictions.
 - ii. a timer and control box for landscape watering, allowing for seasonal variations and split systems.
 - iii. designed to automatically achieve a minimum average usage rate of 480 kL/yr at (0.4 kL/yr/m²) including increasing the frequency of watering by a minimum 50% above average for the hotter months and reducing for the cooler months.
 - iv. ensuring all the reuse pipes and taps are coloured purple.
 - v. fitting warning signs to all external taps using non-potable water.

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5.4 Local Government Act Requirements

5.4.1 Under *Section 68 of the Local Government Act 1993* an approval for engineering work is required. These works include but are not limited to the following:

- Any works within a Council reserve
- Any works on adjoining land (outside the subject site boundaries)
- Inter-allotment drainage on adjoining land

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

5.5 Roads Act Requirements

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

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

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

5.6 Other Engineering Requirements

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

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

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

5.6.4 Submit written evidence from Transport for NSW (Roads and Maritime) indicating compliance with all necessary requirements.

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

5.6.6 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.

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

5.7 Drainage

5.7.1 Drainage from the site must be connected into existing Council drainage system.

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5.8 Special inter-allotment drainage requirements under the Local Government Act

5.8.1 The following items must be satisfied under the *Local Government Act 1993* prior to issuing of any Subdivision Works / Construction Certificate:

- a) Construction of the inter-allotment drainage line required to drain the development, and a satisfactory final inspection by Council.
- b) A Registered Surveyor must provide evidence that all pipes and associated structures lie wholly within any easement, and provide a Works-As-Executed plan.

NOTE: All engineering Works-As-Executed plans must be prepared on a copy of the original approved engineering plans.

5.9 Earthworks

5.9.1 Proposed lots must be filled so that the ground levels behind the building are a minimum of 500mm above the designed 100-year average recurrence interval flood level.

5.10 Stormwater Quality Control

5.10.1 Stormwater quality treatment system shall be designed in accordance with Council's Engineering Guide for Development and DCP [Part J - Water Sensitive Urban Design and Integrated Water Cycle Management](#).

6 PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)

6.1 DA Plan Consistency

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

6.1.2 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 Construction Certificate.

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.

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6.3 Construction Traffic Management Plan

- 6.3.1 A detailed Construction Traffic Management Plan (CTMP) must be prepared and approved by Council prior to the release of the first construction certificate and must include specific details and the arrangement pertaining to the off-street parking facilities to be utilised to accommodate construction workers parking demand during the construction phase of the development. Construction worker vehicles must be parked on site and not in any nearby residential street. The CTMP must specifically address this and be approved by Council's Coordinator Transport Planning.

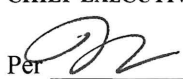
7 PRIOR TO CONSTRUCTION CERTIFICATE (ENVIRONMENTAL HEALTH)

- 7.1 Any areas contaminated shall be remediated. Upon completion of remediation an appropriately qualified environmental consultant shall prepare a validation report. The validation report shall be carried out in accordance with;
- NSW Environment Protection Authority's Guidelines for Consultants Reporting on Contaminated Sites (2020).
 - NSW Environment Protection Authority's Sampling Design Guidelines – Part 1 (Application) Part 2 (Interpretation) (2020).
 - NSW Environmental Protection Authority's Contaminated Sites: Guidelines for NSW Site Auditor Scheme 3rd edition (2017).
 - National Environment Protection Council (NEPC) 1999 National Environment Protection (Assessment of Site Contamination Measure) as amended 2013.
 - NSW Environment Protection Authority's Waste Classification Guidelines, Part 1: Classifying Waste (2014).
- 7.2 A NSW Environment Protection Authority accredited Site Auditor shall review the validation report and submit to Council a Site Audit Statement. The Site Audit Statement shall verify that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site is suitable for the proposed use.
- 7.3 Any materials requiring off-site disposal will need to be classified, managed and disposed of in accordance with the Protection of the Environment Operations Act 1997 and the NSW Environment Protection Authority's Waste Classification Guidelines (2014).
- 7.4 Any asbestos material is to be handled and treated in accordance with the SafeWork NSW document "Your Guide to Working with Asbestos - Safety guidelines and requirements for work involving asbestos" dated March 2008.
- 7.5 A site specific 'Unexpected Finds Protocol' is to be prepared, implemented and made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

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- 7.6 Construction Environmental Management Plan (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 the Protection of the Environment Operations Act 1997.

8 PRIOR TO DEMOLITION WORKS (BUILDING)

8.1 Safety/Health/Amenity

- 8.1.1 Security fencing shall be provided around the perimeter of the demolition site to prevent unauthorised entry to the site. Notices complying with AS 1319-1994 and displaying the words "DANGER - DEMOLITION IN PROGRESS", or similar message shall be fixed to the fencing at appropriate places to warn the public.

- 8.1.2 A sign shall be erected in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

- 8.1.3 Should the demolition work:

- (a) be likely to be a danger to pedestrians in a public place or occupants of any adjoining land or place,
- (b) be likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- (c) involve the enclosure of a public place,

a hoarding or protective barrier shall be erected between the work site and the public place or adjoining land or place. Such hoarding or barrier shall be designed and erected in accordance with Council's current Local Approvals Policy under the Local Government Act 1993.

Where necessary, an awning shall be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place or adjoining land or place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to any person in the public place.

8.2 Dilapidation

- 8.2.1 In accordance with the recommendations of the Geotechnical Assessment, prepared by JK Geotechnics and dated 27 September, 2023, prior to the commencement of demolition, dilapidation surveys shall be completed on the neighbouring structures beyond the eastern part of the northern site boundary; that is 28 Cramer Place and 2, 4 and 6 Swansea Place, as well as TfNSW, Council and/or utility having regard to the nearby underpass, footbridge and associated structures and buried services, respectively.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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The respective owners of the adjoining properties and TfNSW/Council/utility owners (if required) shall be asked to confirm in writing that the dilapidation survey report on their property/asset presents a fair assessment of the existing conditions.

8.3 Other Matters

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

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

9 DURING DEMOLITION WORKS (BUILDING)

9.1 Safety/Health/Amenity

- 9.1.1 Security fencing shall be maintained around the perimeter of the demolition site to prevent unauthorised entry to the site at all times during the demolition works. Notices lettered in accordance with AS 1319-1994 and displaying the works "DANGER - DEMOLITION IN PROGRESS", or similar message shall be maintained on the fencing at appropriate places to warn the public.
- 9.1.2 A sign shall be maintained in a prominent position on the land indicating the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- 9.1.3 Any hoarding or protective barrier required to be erected between the work site and the public place on adjoining land or place shall be maintained in an effective condition.
- 9.1.4 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 9.1.5 Soil erosion and sediment control measures shall be maintained in accordance with Council's Soil Erosion and Sediment Control Policy.
- 9.1.6 Any excavation and/or backfilling associated with the demolition works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

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- 9.1.7 All demolition work and handling of materials shall be in accordance with Australian Standard 2601-2001 (Demolition of Structures) and all applicable NSW WorkCover Authority requirements including the Code of Practice for the Safe Removal of Asbestos” – National Occupational Health and Safety Commission:2002 (if applicable).
- 9.1.8 The remaining portions of each structure being demolished shall be maintained in a stable and safe condition at all stages of the demolition work. Temporary bracing, shoring, bracing or guys, or any combination of these, shall be provided for stability, where necessary.
- 9.1.9 All plant and equipment used on the land shall be operated by a competent person. Cranes used for hoisting and lowering of materials shall comply with AS 1418.1 and AS 1418.5 and be fitted with a load indicator and hoist limited device.
- 9.1.10 At least one access and egress route shall be made available connecting any undemolished floor to an open space well clear of the structure being demolished. The egress route shall be clearly identified as an emergency exit and maintained clear of obstructions at all times.
- 9.1.11 A valid public liability insurance policy of at least \$10,000,000 shall be maintained throughout the demolition works.
- 9.1.12 Demolished materials, plant, equipment and the like shall not be stored or placed at any time on Council's footpath, roadway or any public place.
- 9.1.13 Should any excavation associated with the demolition works extend below the level of the base of the footings of a building on an adjoining allotment of land, including a public road or place, the person causing the excavation to be made:
- (a) must preserve and protect the building from damage, and
 - (b) if necessary, must underpin and support the building in an approved manner, and
 - (c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
- 9.1.14 All previously connected services are to be appropriately disconnected as part of the demolition works. The applicant is obliged to consult with the various service authorities regarding their requirements for the disconnection of services.
- 9.1.15 The demolisher has an obligation to ensure that the adjoining buildings and property are not damaged.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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9.2 Nuisance Control

- 9.2.1 Any objectionable noise, dust, concussion, vibration or other emission from the demolition works shall not exceed the limit prescribed in the Protection of the Environment Operations Act 1997.
- 9.2.2 Any noise generated during demolition shall not exceed those limits specified in the Protection of the Environment Operations Act 1997 and shall be limited to between 7.00am and 6.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday, with no demolition work being undertaken on Sundays or public holidays.
- 9.2.3 The waste material sorting, storing and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of the demolition works.

10 PRIOR TO DEVELOPMENT WORKS (BUILDING)

- 10.1 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.
- 10.2 Should any excavation associated with the development extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:
- (a) shall be preserved and protected from damage, and
 - (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
 - (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting work commences, be given notice of such intention and particulars of the excavation or supporting work.
- 10.3 To ensure safety and to minimise the effect on pedestrians, other road users and nearby residents, all construction traffic management procedures and systems identified in the approved Construction Site Management Plan must be introduced during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.

11 DURING CONSTRUCTION (BUILDING)

11.1 Safety/Health/Amenity

- 11.1.1 A sign is to be erected and maintained in a prominent position on the site in accordance with Clause 69 (1) of the Environmental Planning and Assessment Regulation 2021 indicating:

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- (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.

11.1.2 Should the development work:

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

the required hoarding, awning or protective barrier shall be maintained between the land and the public place.

The hoarding, awning or protective barrier shall be effectively illuminated between sunset and sunrise where it may be hazardous to persons in the public place.

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

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

11.1.5 Any excavation and/or backfilling associated with the ongoing development works shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent them from being dangerous to life or property.

11.1.6 Should any excavation associated with the ongoing development works extend below the level of the base of the footings of a building or any other structure on any adjoining allotment of land (including a public place), that building or structure:

- (a) shall be preserved and protected from damage, and
- (b) if necessary, shall be underpinned and supported in accordance with structural design details accompanying the Construction Certificate, and
- (c) the owner(s) of which shall, at least 7 days before any such excavation or supporting works be given notice of such intention and particulars of the excavation or supporting works.

11.1.7 Building and construction materials, plant, equipment and the like shall not to be placed or stored at any time on Council's footpath, roadway or any public place.

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- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
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11.2 Nuisance Control

- 11.2.1 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.
- 11.2.2 The hours of any offensive noise-generating development works shall be limited to between 7.00am to 6.00pm, Mondays to Fridays: 8.00am to 1pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

11.3 Waste Control

- 11.3.1 The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during the course of development works.

11.4 Construction Inspections

- 11.4.1 The person having the benefit of this consent is required to notify the Principal Contractor for the building construction project that various mandatory and critical stage inspections must be conducted by an accredited certifier, and may include inspections (where applicable):
- (a) After excavation for, and prior to placement of, any footings; and
 - (b) Prior to pouring any in-situ reinforced concrete building element; and
 - (c) Prior to the covering of the framework for any floor, wall roof or other building element, and prior to covering waterproofing in any wet areas; and
 - (d) Prior to covering waterproofing in any wet areas (but for a minimum of 10% of rooms with wet areas in any class 2,3 or 4 building); and
 - (e) Prior to covering any stormwater drainage connections; and
 - (f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

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

Any inspection conducted by an accredited other than the nominated PCA for the project must be verified by way of a Compliance Certificate issued for the relevant works.

Note: Failure to ensure the relevant inspections are conducted will preclude the issue of an Occupation Certificate.

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12 DURING CONSTRUCTION (ENGINEERING)

12.1 Notification of Works

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

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

12.2 Insurances

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

12.3 Service Authority Approvals

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

12.4 Tree Protection and Preservation

12.4.1 Existing vegetation and trees shall be left undisturbed except where roads, stormwater drainage infrastructure, site filling and/or building works are proposed.

12.5 Soil Erosion and Sediment Control Measures

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

12.5.2 Re-vegetation and restoration of all disturbed areas as a result of the development works shall be completed as soon as practicable after the completion of earthworks and before the commencement of any other works on-site. The revegetated/restored

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areas must be established prior to the release of maintenance security/bonds. Note: All open drains must be turfed.

- 12.5.3 All required soil erosion and sedimentation control measures are to be maintained throughout the entire construction period and until all disturbed areas are restored to the satisfaction of Council in accordance with the design and construction specification. Infringement Notices incurring a monetary penalty may be issued by Council where the maintenance of measures is deemed inadequate.

12.6 Filling in Contaminated Land

- 12.6.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.

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

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

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

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

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

Inspections must be pre-booked with a minimum 24 hours' notice. Council's Development Overseers may be contacted on 02 9839 6586 between 6 am – 7 am, Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

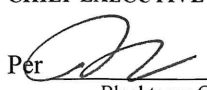
12.9 Traffic Control

- 12.9.1 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

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are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2009.

- 12.9.2 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.
- 12.9.3 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.
- 12.9.4 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.
- 12.9.5 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.

12.10 Drainage Conditions

- 12.10.1 The Atlan Ecoceptor GPT 6000 series and Atlan Flowceptor device is not to be reduced in size, nor replaced with an alternate manufacturer's product.
- 12.10.2 Provide certification prior to placement of the liner for the bioretention that the minimum filter area has been achieved excluding all pits and scour protection and that the base is free of rocks and debris.
- Provide certification prior to placement, that the bioretention filter media ex-bin has:
 - - i. A minimum hydraulic conductivity as defined by ASTM F1815-11 of 250 mm/hr (actual, not predicted).
 - ii. A maximum hydraulic conductivity as defined by ASTM F1815-11 of 700 mm/hr (actual, not predicted).
 - iii. A pH between 5.5 to 7.
 - iv. An Orthophosphate content < 20 mg/kg.
 - v. A Total Nitrogen content < 900 mg/kg.
 - vi. Is not hydrophobic.

Provide certification prior to placement in the bioretention basin, that the transition layer material ex-bin:

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- i. Is a clean, washed well-graded coarse sand or coarse sand blend containing little or no fines (< 2%), and
- ii. Satisfies the bridging criteria $D_{15} \text{ (transition layer)} \leq 4 \times D_{85} \text{ (filter media)}$ where: D_{15} is the 15th percentile particle size in the transition layer material (i.e., 15% of the sand is smaller than D_{15} mm), and D_{85} is the 85th percentile particle size in the filter media.
- iii. Satisfies the hydraulic conductivity criteria $D_{15} \text{ (transition layer)} \geq D_{15} \text{ (filter media)} \times 3$.

Provide certification prior to placement in the bioretention basin, that the drainage layer material ex-bin:

- i. Is a clean washed 5-7 mm gravel, such as washed screenings.
- ii. Satisfies the bridging criteria $D_{15} \text{ (drainage layer)} \leq 4 \times D_{85} \text{ (transition layer)}$ where: D_{15} (drainage layer) is the 15th percentile particle size in the drainage layer material (i.e., 15% of the gravel is smaller than D_{15} mm), and D_{85} (transition layer) is the 85th percentile particle size in the transition layer material.
- iii. Satisfies the hydraulic conductivity criteria $D_{15} \text{ (drainage layer)} \geq D_{15} \text{ (transition layer)} \times 3$.

No fertiliser or additional nutrient material or mulch is to be provided to the bioretention basin filter area during planting of the tubestock, or at any time.


The filter media in the bioretention area is not to be installed nor bioretention plants installed until all the building works, retaining walls and driveways have been completed.

13 DURING CONSTRUCTION (ENVIRONMENTAL HEALTH)

- 13.1 An unexpected find policy (UFP) shall be prepared and implemented for the proposed site redevelopment works.
- 13.2 Any new information during remediation or construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to Blacktown City Council.
- 13.3 Any fill material imported onto the site must be classified as Virgin Excavated Natural Material (VENM) or Excavated Natural Material (ENM) and must be analysed and validated by an appropriately qualified and experienced environmental consultant in accordance with relevant NSW EPA guidelines, including the 'Waste Classification Guidelines' 2014 and the NSW EPA Contaminated Land Guidelines: Sampling design (2022).
- 13.4 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's Environmental Guidelines: Assessment,

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Classification and management of Liquid and Non-Liquid Waste and disposed of at a facility that may lawfully accept the waste.

- 13.5 The recommendations in Asbestos Management Plan, prepared by JK Environments dated 29 August 2024 are to be implemented.
- 13.6 The recommendations in Hazardous Building Materials Survey, prepared by JK Environments dated 31 August 2023 are to be implemented.
- 13.7 The recommendations outlined in the Development Application Noise Impact Assessment, prepared by Acoustic Logic dated 2 September 2024, shall be implemented and complied with.

14 DURING CONSTRUCTION (TREES)

- 14.1 Implement the approved Landscape Plan by Site Image dated 3 September 2024. Landscape works shall conform to planting densities as scheduled, with all plants at nominated pot sizes and spacing's and be maintained for a minimum of 52 weeks to achieve continuous healthy growth.

15 PRIOR TO OCCUPATION AND COMMENCEMENT OF USE (PLANNING)

15.1 Service Authority Approvals

- 15.1.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to Occupation and commencement of use:

- (a) A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. 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. The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.
- (b) A "Notification of Arrangement" Certificate from a recognised energy provider, stating that arrangements have been made with the service authority for electrical services, including the provision of street lighting, to the development.

15.2 Landscaping

- 15.2.1 All landscaping shall be completed in accordance with the approved landscape plans.

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- 15.2.2 At the completion of landscape works, the consulting landscape architect who prepared the documentation, or another appropriately qualified landscape consultant, shall submit to the Certifying Authority a Landscape Compliance Report. This report shall certify shrub and tree species, pot size, and planting densities and landscape area set-out comply with approved documentation and practical completion of the landscaping works including green wall climbers, boundary screening and aquatic feature areas has occurred. The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

15.3 Fire and Rescue NSW

- 15.3.1 Prior to occupation the applicant must submit an Emergency Plan and Emergency Services Information Package to FRNSW. The following documents from the Fire & Rescue NSW website will assist:

- Lodge an emergency plan - Fire and Rescue NSW.
- Emergency services information package and tactical fire plans.

16 PRIOR TO OCCUPATION (BUILDING)

16.1 Compliance with Conditions

- 16.1.1 The occupation and use of the building shall not commence until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.

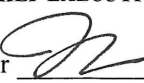
17 PRIOR TO OCCUPATION (ENGINEERING)

17.1 Surveys/Certificates/Works As Executed plans

- 17.1.1 A Work-as-Executed (WAE) plan signed by a Registered Engineer (NER) or a Registered Surveyor must be submitted to Council when the engineering works are completed. A colour soft copy (on a CD/USB with file format .PDF) of the WAE plans are to be submitted to Council. All engineering WAE plans MUST be prepared on a copy of the original, stamped Construction Certificate plans for engineering works.
- 17.1.2 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively in accordance with Blacktown Council's DCP Part J – Water Sensitive Urban Design and Integrated Water Cycle Management.
- 17.1.3 Written evidence is to be obtained from Transport for NSW (Roads and Maritime) indicating compliance with its requirements including the payment of any necessary works supervision fees.

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- 17.1.4 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.

17.2 Easements/Restrictions/Positive Covenants

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

- (a) Blacktown City Council's standard recitals for Terms of Easements and Restrictions (Current Version).
- (b) The standard format for covenants, easements and restrictions as accepted by NSW Land Registry Services).

- 17.2.2 The creation of easement(s) related to inter-allotment drainage with a minimum width in accordance with Council's Engineering Guide for Development (current issue).

17.3 Inspections

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

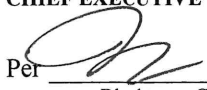
17.4 Drainage Conditions

- 17.4.1 A Chartered Civil Engineer registered with NER, is to certify that:

- i. all the requirements of the approved drainage plan have been undertaken;
- ii. the bioretention system has been installed with a minimum total filter media area of 150 m² for the bioretention basin. These areas must be clear of pits, flow spreaders and scour protection;
- iii. The bioretention basin is enclosed with a minimum 1.5mm HDPE or equivalent liner with geotextile under;
- iv. The bioretention subsoil lines are un-socked slotted PVC laid at flat with a minimum 50 mm gravel cover;
- v. There is no geotextile between the layers of the bioretention basin;
- vi. The bioretention systems having a minimum of 400 mm of filter media, a 350 mm transition layer and a minimum 200 mm gravel layer with liners for all Bioretention basins;
- vii. All the silt traps have been installed as per the plan.
- viii. a minimum 70 KL rainwater tank has been provided collecting roof water from a minimum 5559 m² of roof area;
- ix. the interpretative water quality sign has been correctly installed;

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- x. all other signage and warning notices have been installed;
- xi. The Atlan Flowceptor GPT has been installed for the site as per the manufacturer's recommendations;
- xii. The Atlan Ecoceptor GPT 6000 series has been installed for the site as per the manufacturer's recommendations; and
- xiii. a copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.

17.4.2 A plumber licensed with NSW Fair Trading, or experienced hydraulic engineer, is to certify that:

- a. All the non-potable water uses are being supplied by rainwater;
- b. All the requirements of the detailed Non-Potable Water Supply & Irrigation Plan have been installed to the required locations;
- 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 pumps, alarms and all other systems are working correctly;
- e. The water from at least one garden tap and two toilets (one from each level) have been tested to show no chlorine residual;
- f. Rainwater warning signs are fitted to all external taps using rainwater; and
- g. 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

17.4.3 An experienced irrigation specialist, is to certify that:

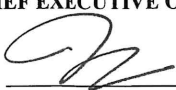
- a. All the non-potable landscape water uses are being supplied by rainwater;
- b. All the requirements of the detailed Landscape Watering Plan have been installed to the required locations;
- c. The automatic timer has been set up for time and frequency to deliver 480kl/year on average and the system has been design will adjust for twice the rate in summer and half the rate in winter;
- d. The pumps, alarms and all other systems are working correctly;
- e. The water from at least two garden taps, or two sample points for the landscape watering system have been tested to show no chlorine residual;
- f. Rainwater warning signs are fitted to all external taps using rainwater; and
- g. A signed, works-as-executed Landscape Watering Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

17.4.4 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 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);

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- iv. 3 star urinals; and
 - v. 3 star Water efficient washing machines and dishwashers have been used.
- 17.4.5 A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. For bioretention systems with a filter area less than 50m², in situ hydraulic conductivity testing should be conducted at three points. For systems with a filter area greater than 50m², an extra test point should be added for every additional 100m² or part thereof. Points are to be spatially distributed. Where the hydraulic conductivity of the soil differs from the rate specified in MUSIC of 100 mm/hr (tolerance 0 % to +400%), remediation works will be required over the filter area to restore the conductivity and the test repeated until the hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify that in accordance with Practice Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is within tolerance to the rate specified in MUSIC for each of the bioretention systems. A copy of the test results and certification is to be provided to Council.
- 17.4.6 After the hydraulic conductivity has been certified by the Geotechnical Engineer, a horticulturalist that has relevant tertiary qualifications and technical knowledge with a minimum of five (5) years demonstrated experience is to certify that the planting within the bioretention area including bank areas, is of the same quality in type and quantity as per the construction certificate approved landscape plans, that any plants lost have been replaced and that any areas of scour or disrepair have been restored.
- 17.4.7 Prior to the issue of the Occupation certificate, the applicant shall submit to Council documentation that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system installed on the property. The documentation is to include the final version of the Stormwater management report and certified and signed stormwater Works-as-executed plans.
- 17.4.8 The applicant shall lodge a Property Dealing Application with the completed NSW Land Registry form (13PC and/or 13RPA) to Blacktown City Council with the following documents:
- i. A certified and signed Works-as-Executed plans with details overdrawn on a copy of the approved Construction Certificate plan that identifies the correct locations, all signage, types, models, and model numbers of assets that form the WSUD system(s) installed on the property.
 - ii. A maintenance schedule for the WSUD system installed on the property. The maintenance schedule is to be prepared in accordance with the maintenance schedule template and WSUD Inspection and Maintenance Guidelines. This maintenance schedule is to form the maintenance agreement between the land/asset owner and Council for the ongoing requirement to inspect and maintain the assets in perpetuity.
 - iii. The layouts of the WSUD signage(s) including the device location, device image and standard wording must be provided as per requirements in the Council's

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WSUD Developer Handbook 2023. The signage must be installed within the development and shown in the Works-as Executed Plans.

- iv. Practical completion certificate.
- v. The applicant shall create on the Title a restriction on the use of land and a positive covenant in respect to the ongoing maintenance and restriction of the WSUD system(s). The terms of the positive covenant and restriction are to be prepared in accordance with Appendix F of Blacktown City Council's Engineering Guide for Development 2005 at the applicant's expense and endorsed by Blacktown City Council's delegate prior to lodgement with NSW Land Registry Services.
- vi. Blacktown City Council shall be nominated as the party to release, vary or modify such covenant.
- vii. Photographic evidence of the WSUD system(s).

18 PRIOR TO OCCUPATION CERTIFICATE (BUILDING)

18.1 Compliance with Conditions

- 18.1.1 An Occupation Certificate shall not be issued until such time as all conditions of this consent, other than "Operational" conditions, have been satisfied. The use or occupation of the development prior to compliance with all conditions of consent, other than "Operational" conditions, may render the applicant/developer liable to legal proceedings.
- 18.1.2 Prior to commencement of the occupation or use of the whole or any part of a new building, or commencement of a change of building use for the whole or any part of an existing building, it is necessary to obtain an Occupation Certificate from the Principal Certifier in accordance with the provisions of Section 6.9 of the *Environmental Planning and Assessment Act 1979*.

19 PRIOR TO OCCUPATION (HEALTH)

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

20 OPERATIONAL (PLANNING)

20.1 Hours of operation

- 20.1.1 In accordance with the recommendation of the Noise Impact Assessment prepared by Acoustic Logic and dated 2 September 2024:

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- (i) Training activities, deliveries and waste management trucks must only occur between 7:00am and 6:00pm Mondays to Fridays.
- 20.1.2 In addition to the above hours, theoretical and minor practical indoor classes may operate in the evening from 5:00pm – 9:00pm Mondays to Fridays.
- 20.1.3 Only 6 special events per year are permitted on site with no greater than 100 students per event. These events may take place between 5:00pm-9:00pm Mondays to Fridays or during regular hours, but must not occur beyond these hours.
- 20.1.4 Activities taking place on the site from 6:00am daily must only be undertaken indoors, with doors and windows closed. Also, no deliveries or any other activity is to take place between 6:00am and 7:00am that may disturb the amenity of the adjoining residential area.
- 20.1.5 All vehicular access to the site must be limited to the existing left-in, left-out access off Old Windsor Road only.
- 20.2 General**
- 20.2.1 External doors to the training work areas must be kept closed when the training area is not in use.
- 20.2.2 All loading and unloading operations must take place at all times wholly within the confines of the land and only between 7:00am and 5:00pm Monday to Friday.
- 20.2.3 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 1428.1 and 2890.1.
- 20.2.4 Should an intruder alarm be installed on the land it shall be fitted with a timing device in accordance with the requirements of the Protection of the Environment Operations Act 1997.
- 20.2.5 Emission of noise from the premises must be controlled at all times so as to not to adversely impact upon the amenity of the adjoining land and nearby owners/occupants.
- 20.3 Landscaping**
- 20.3.1 All landscaping areas provided in accordance with the approved landscaping design must be maintained and trees protected at all times.
- 20.4 Use of Premises**
- 20.4.1 The use of the approved development must be conducted in a manner consistent with the terms and conditions of this consent at all times.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

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20.4.2 The use of the site must be carried out in accordance with the Crime Prevention Through Environmental Design Report prepared by Ethos Urban and dated 16 October 2024, with particular attention to:

- Surveillance,
- Lighting and technical supervision,
- Territorial reinforcement,
- Environmental maintenance,
- Activity and space management,
- Access control, and
- Design, definition and designation.

20.4.3 The development shall not be used or converted for use for any purpose other than that:

- (a) Granted consent by Council's Notice of Determination, or
- (b) Which is "Exempt Development", "Complying Development" or "Development without Consent" under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other environmental planning instrument.

21 OPERATIONAL (ENVIRONMENTAL HEALTH)

21.1 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 Environment Protection Authority's Noise Policy for Industry (2017) 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.

21.2 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.

21.3 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.

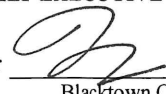
21.4 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

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- 21.5 The recommendations in Development Application Noise Impact Assessment, prepared by Acoustic Logic dated 2 September 2024 are to be implemented.
- 21.6 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 Assessment s findings. The report is to be submitted to Council to review.
- 21.7 The Operational Plan of Management, dated 10 October 2024 shall be implemented and is to be monitored and enforced by Plumbing Industry Climate Action Centre.
- 21.8 The bunded storage area must be maintained in such condition to ensure that all spillage or leakage is retained within the bund, until disposed of by means that do not pollute waters or land.

These conditions are imposed for the following reasons:

- (a) To ensure compliance with the terms of the relevant Environmental Planning Instruments and/or the Building Code of Australia and/or Council's codes, policies and specifications.
- (b) To ensure that no injury is caused to the amenity of the area, to other persons or to private and public property.
- (c) It is in the public interest that they be imposed.

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