

Conditions of consent (draft)

Proposed development

Demolition of existing structures and construction of a place of public worship including a community hall, a souvenir shop and car parking for 166 vehicles.

Property description

50 Stony Creek Road, Shanes Park

1 ADVISORY NOTES

1.1 Terminology

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

1.1.2 Any reference in this consent to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to a certificate as defined by Section 109C of the *Environmental Planning and Assessment Act 1979*.

1.2 Scope of Consent

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

1.2.2 This consent provides development consent for the use of the Place of public worship and associated provision of access and car parking.

1.3 Other Approvals

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

1.3.2 The applicant's attention is drawn to the need to obtain separate appropriate approval for any ancillary development not approved by this consent, including:

- (a) the removal of any tree(s) not indicated on the approved plans, and
- (b) any fence, retaining wall, land excavation or filling, advertising structure, and
- (c) the installation of vehicular footway crossings servicing the development, and
- (d) the use of any crane that swings over public air space. If a crane is used to construct this development that swings over public air space, separate Council approval under the *Roads Act 1993 and Local Government Act 1993* is required.

1.3.3 If any Aboriginal objects are found during construction, work is to cease immediately. Heritage NSW is to be notified and the site, and objects, are to be assessed by a suitably qualified Aboriginal Heritage Consultant in accordance with the requirements

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

1.4 Services

1.4.1 If any food or public health related activities are proposed, then a separate assessment and approval by Council for the use and fit out of the premises is required.

1.4.2 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).

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

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

1.4.4 Underground assets may exist in the area that is subject to your application. In the interests of health, safety, and in order to protect damage to third party assets, please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (this is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset holders a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.,

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

1.5 Identification Survey

1.5.1 The applicant is advised to obtain an identification survey from a registered surveyor to

ascertain the correct location of the property boundaries, and to ensure the development does not encroach upon adjoining properties.

1.6 Road Damage

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

1.7 Engineering Notes

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

1.8 Payment of Engineering Fees

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

1.9 Road Damage

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

2 GENERAL

2.1 Scope of Consent

- 2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No. Prepared by Jakaan Architects	Dated
Existing Site Plan and Demolition - Sheet 010 Rev 7	19 January 2026
Site Plan – Sheet 100 Rev 12	19 January 2026
Site Plan – Landscape and Mandir Precinct – Sheet 110 Rev 7	19 January 2026
Site Plan – Community Hall Precinct – Sheet 111 Rev 7	
Site Plan – Water Management Precinct – Sheet 112 Rev 8	
Site Plan – Way Finding – Sheet 120 Rev 4	
Site Elevations - Sheet 200 Rev 5	19 January 2026
Site Elevations – Sheet 201 Rev 5	
Site Section - Sheet 300 Rev 5	19 January 2026
Central Facilities Building	
Ground Floor Plan Sheet C100 Rev 8	12 January 2026
First Floor Plan Sheet C101 Rev 8	12 January 2026
Roof Plan Sheet C102 Rev 7	12 January 2026
Elevations North and South Sheet C200 Rev 8	12 January 2026
Elevations East and West Sheet C201 Rev 8	12 January 2026
Sections Sheet C300 Rev 7	12 January 2026
Mandir Building	

Shant Asharam and Administration Office Sheet M100 Rev 7	12 January 2026
Mandir – Hall Level Sheet M101 Rev 7	12 January 2026
Mandir Elevations Sheet M200 Rev 7	12 January 2026
Mandir Elevations Sheet M201 Rev 7	12 January 2026
Mandir Sections Sheet M300 Rev 7	12 January 2026
Landscape Buildings	
Statues Sheet L100 Rev 5	3 July 2025
Security Building Plans Sheet L300 Rev 5	3 July 2025
Security Building Elevations Sheet L310 Rev 5	3 July 2025
Security Building Sections Sheet L320 Rev 5	3 July 2025
Small Temple Ground L400 Rev 5	3 July 2025
Small Temple Roof L401 Rev 5	3 July 2025
Small Temple Elevations L410 Rev 6	3 July 2025
Small Temple Elevations L411 Rev 6	3 July 2025
Small Temple Sections L412 Rev 5	3 July 2025
Amenities Building Plans Sheet L500 Rev 5	3 July 2025
Amenities Building Elevations Sheet L510 Rev 5	3 July 2025
Amenities Building Sections Sheet L520 Rev 5	3 July 2025
Souvenir Shop Sheet L600 Rev 5	3 July 2025
Souvenir Shop – Elevations Sheet L610 Rev 5	3 July 2025
Souvenir Shop – Sections Sheet L620 Rev 5	3 July 2025
Landscape Buildings	
Statues Sheet L100 Rev 5	3 July 2025
Security Building Plans Sheet L300 Rev 5	3 July 2025
Security Building Elevations Sheet L310 Rev 5	3 July 2025
Security Building Sections Sheet L320 Rev 5	3 July 2025
Small Temple Ground L400 Rev 5	3 July 2025
Small Temple Roof L401 Rev 5	3 July 2025
Small Temple Elevations L410 Rev 6	3 July 2025
Small Temple Elevations L411 Rev 6	3 July 2025

DRAWING/DOCUMENT REFERENCE	DATE
Arboricultural Assessment & Tree Protection Plan, V1.1, prepared by Vertical Tree Management & Consultancy.	13/03/2024

* Unless modified by any condition of this consent

- 2.1.2 The applicant must revise the landscape plan to retain and protect Trees 11, 19 and 20. Tree 11 is a Council road reserve tree that can be retained, and Trees 19 and 20 are located in the adjoining neighbouring property. Trees 11, 19 and 20 must not be removed.
- 2.1.3 Air conditioning is to be included in the building designs to ensure future user comfort. This detail is to be added to architectural plans for the issue of the Construction Certificate.
- 2.1.4 Site specific mitigation measures are essential and these measures should be included in a revised site design. A development-specific CPTED assessment is to be conducted and discussion provided for review by Council's Social Planning Section before a Construction Certificate can be obtained.
- 2.1.5 To increase privacy of the adjoining property, the first floor vertical windows along the northern elevation of the Central Facilities Building shall incorporate obscure glazing. This requirement is to be submitted prior to the issue of the Construction Certificate.

2.2 **Services**

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

2.3 **Suburb Name**

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

2.4 **Signage**

- 2.4.1 Discreet directional signage which provides clear way finding directions for pedestrians and vehicles are permitted to be erected. No illuminated, LED or moving signs are permitted. No business identification signage is approved by the consent.
- 2.4.2 Any other signage requires separate Council approval prior to installation, except where signage is permitted under an environmental planning instrument.

2.5 **Engineering Matters**

2.5.1 **Design and Works Specification**

- 2.5.1.1 All engineering works required by this consent must be designed and undertaken in accordance with the relevant aspects of the following documents except as otherwise authorised by this consent:
- (a) Blacktown City Council's Works Specification - Civil (Current Version)
 - (b) Blacktown City Council's Engineering Guide for Development (Current Version)
 - (c) Blacktown City Council Development Control Plan (Current Version) including Part J – Water Sensitive Urban Design and Integrated Water Cycle Management
 - (d) Blacktown City Council Growth Centre Precincts Development Control Plan
 - (e) Blacktown City Council On Site Detention General Guidelines, S3QM online tool and standard drawing A(BS)175M

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

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

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

- 2.5.1.2 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 Coordinator of Engineering Approval.

2.5.2 **Other Necessary Approvals**

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

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

2.5.3 Other Matters

- 2.5.3.1 No construction preparatory work (such as, excavation, filling, and the like) shall be undertaken on the land prior to a valid Construction Certificate being issued.
- 2.5.3.2 Any future substation, temporary drainage works or other utility installation required to service the approved development must not be sited on Council land, including road reservations.

2.5.4 Drainage Matters

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

- 2.5.4.2 Each year the registered proprietor is to provide to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au a report outlining all non-potable water used annually and the percentage of non-potable reuse from the rainwater tank and stormwater tank. Based on modelling it is agreed that for non-potable reuse that the rainwater tank and stormwater tank are achieving a minimum 80% reuse with a minimum reuse supplied of 2.51 ML/yr.
- 2.5.4.3 The registered proprietor is to provide to Council's WSUD Compliance Officer a report outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule. All material removed are to be disposed of in an approved manner. Copies are to be provided of all contractor's cleaning reports or certificates to Council's WSUD Compliance Officer
WSUD@blacktown.nsw.gov.au.

3 PRIOR TO DEMOLITION

3.1 Environmental Health

- 3.1.1 The recommendations of the final certified DSI report approved by Council are to be implemented as follows:
- Preparation and implementation of a Construction Environmental Management Plan (CEMP) for the construction phase of the project. The CEMP is to include protocols to address any unexpected finds which may be encountered during targeted investigation works for footings and other potential targeted minor excavation as part of the proposed development.
 - Following demolition of the existing site shed, a site inspection should be undertaken by a suitably qualified environmental consultant to assess the

material under the current shed slab for the presence of hazardous building material or other potentially contaminated material.

- If required, undertake a formal waste classification assessment to ensure that any spoil generated during future earth work is classified and disposed of in accordance with NSW EPA (2014) Waste Classification Guidelines. Waste classification works can be included in the scope of post demolition assessment works.

- 3.1.2 A Hazardous Materials Survey (HMS) should be prepared for the site prior to demolition of any onsite structures, with any control measures outlined in the report to be implemented during demolition of structures.

Following removal, a clearance inspection and issuing of a clearance certificate for the area should be completed by an independent licensed asbestos assessor or competent person.

- 3.1.3 Prepare and submit to Council a Construction Environmental Management Plan (to include at minimum: the noise and vibration control, proposed schedule of works and hours of works, sediment and erosion control, dam dewatering management plan, 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.

- 3.1.4 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.

3.2 **Tree Protection**

- 3.2.1 Unless specific approval is given in this consent, no trees, located within the subject allotment and within the Council road reserve (nature strip) or in the neighbouring land, can be removed or pruned during demolition works.

- 3.2.2 Any tree not indicated to have consent for removal shall be effectively protected against damage as specified in the Tree Protection Information & Specifications at section 8 contained in the AIA.

- 3.2.3 Tree Protection measures must be installed before Demolition work begins.

4 **DURING DEMOLITION**

4.1 **Environmental Health**

- 4.1.1 The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements.

- 4.1.2 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)

- 4.1.3 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.

- 4.1.4 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.
- 4.1.5 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.
- 4.1.6 The recommendations of *Detailed Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be implemented.

4.2 Tree Protection

- 4.2.1 The measures required to effectively protect trees on the land shall be maintained throughout the demolition works.

5 PRIOR TO CONSTRUCTION CERTIFICATE (GENERAL)

5.1 DA Plan Consistency

- 5.1.1 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.

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 Appointment of Project Arborist

- 5.3.1 Prior to issue of a Construction Certificate, a Project Arborist is to be appointed for the duration of the works on site. The Project Arborist must hold a minimum qualification of Australian Qualification Framework (AQF) Level 5 in arboriculture and have Public Liability Insurance (minimum \$20 million) for the duration of the project. The name and contact details of the Project Arborist are to be notified to Council prior to the commencement of any works on site, including demolition.

5.4 Tree Management (Public street trees)

- 5.4.1 The applicant who has the benefit of the development is to pay a tree preservation bond for street trees 5 to 11 being retained. This is to ensure the retention and protection of the trees are in line with AS 4970-2009.
- 5.4.2 The bond amount will be returned 12 months following the issue of the final occupation certificate and following the submission of a final report by the Applicant's project Arborist.

A final assessment report is to be presented to Council to provide advice on the retained tree's health and structure and to decide on any bond return to the applicant.

The confirmation about the health and structure of the trees will be done following an inspection by an authorised officer from Council's Greenspace Services section with the recommendations in the final report considered.

- 5.4.3 Two inspection fees as per Council's Goods and Services Pricing Schedule will be applicable for the authorised officer to inspect the tree protection measures implemented before construction commencing and following a request for the return of the tree preservation bond as noted above.
- 5.4.4 An AQF Level 5 Consulting Arborist needs to be engaged to supervise work within the TPZ, provide advice regarding tree protection and monitor compliance. The Consulting Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.

5.5 Aesthetics

- 5.5.1 The reflectivity index of glass used in the external facade of the development is not to exceed 20 percent.
- 5.5.2 The development approved by Council is to be constructed in accordance with the approved plans. The certifier is to be satisfied that the materials for use on the external walls of this development achieve compliance with the relevant fire resistance levels that are applicable to the development. This includes compliance with the Building Code of Australia.
- 5.5.3 Service conduits which are located on the external facade of the building, and which are visible from the public domain, are not permitted to be exposed, and are to be appropriately screened from view so as to blend in and integrate with the overall presentation of the building.

5.6 Access / Parking

- 5.6.1 All car parking spaces and internal driveways/aisles shall be maintained to a standard suitable for the intended purpose. All car parking spaces are to be available to staff and visitors at all times.
- 5.6.2 The design of the car parking areas, aisle widths, driveway widths, manoeuvring areas, sight distances, ramp grades, headroom, loading areas, etc. are to conform with AS 2890.1-2004.
- 5.6.3 All required car parking spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:

Commercial car space: 2.5m x 5.4m

Disabled car space: 2.4m x 5.4m with a shared area of 2.4m x 5.4m

5.6.4 Access to and parking for persons with disabilities shall be designed in accordance with Australian Standard 2890.6.

5.6.5 All internal driveways and other paved areas shall be designed to provide continuous surface drainage flow paths to approved points of discharge.

5.7 **Services/Utilities**

5.7.1 The following documentary evidence shall accompany any Construction Certificate:

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

6 **PRIOR TO CONSTRUCTION CERTIFICATE (BUILDING)**

6.1 **Building Code of Australia Compliance**

6.1.1 All aspects of the building design shall comply with the applicable performance requirements of the Building Code of Australia so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:

- (a) Complying with the deemed to satisfy provisions, or
- (b) Formulating an alternative solution which:
 - (i) complies with the performance requirements, or
 - (ii) is shown to be at least equivalent to the deemed to satisfy provision, or
 - (iii) A combination of (a) and (b).

6.2 **Site Works and Drainage**

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

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

6.3 **Construction on Bush Fire Prone Land**

6.3.1 Development and building works are to be carried out in accordance with the following:

- Design and Construction: new construction shall comply with BAL 12.5 of Australian Standard AS3959 - 2018 Construction of buildings in bushfire prone areas or NASH Standard - 2014 Steel Frame Construction in Bushfire Areas (as appropriate) except where varied by section 7.5.2 of Planning for Bushfire Protection 2019 (NSW variations).

- Utilities: Electricity and gas are to comply with Table 7.4a of Planning for Bushfire Protection 2019.
- Landscaping: Landscaping to the site is to comply with Table 7.4a and Appendix 4 of Planning for Bushfire Protection 2019.
- Fencing and gates: Fencing and gates are to comply with Section 7.6 of Planning for Bushfire Protection 2019.

Details demonstrating compliance to be provided to the Certifying Authority as part of the application for Construction Certificate.

7 PRIOR TO CONSTRUCTION CERTIFICATE

7.1 Environmental Health

7.1.1 The recommendations of Detailed *Site Investigation (ref: P2309781JR01V05) prepared by Martens & Associates Pty Ltd, dated January 2026* are to be implemented.

7.1.2 All 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) (2022).
- 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)

7.1.3 Any new information revealed during development works that has the potential to alter previous conclusions about site contamination or hazardous materials must be immediately notified to the Council and the principal certifying authority.

7.1.4 The Recommendations of *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024* are to be implemented, as follows:

1. Acoustic Barriers (section to be viewed in colour)

Acoustic fences (either at the boundary or the retaining wall line) of the following minimum heights are required to be installed at the boundary as shown in Figure 7-1 below. The acoustic fences must have a minimum acoustic performance of Rw25. The acoustic barrier must be of solid construction (with no air gaps or penetrations including the connections and structural bases) such as:

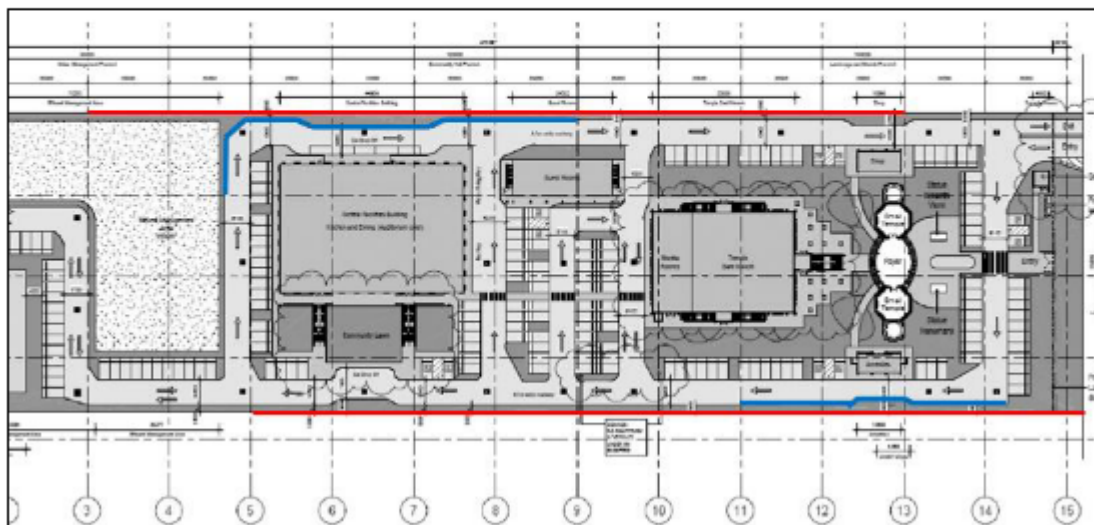
- Polycarbonate Transparent Sheeting (selection must ensure the Rw rating is met)
- Timber fence with double lapped boards of standard 15mm thickness, allowing a continuous thickness of 30mm
- Aerated Concrete panels such as Hebel

- Masonry or precast concrete panels
- Colorbond or equivalent metal fence with a minimum thickness of 0.48mm.
- Any combination of the above

For fences higher than 1.8m, the top part of the fence (above 1.8m) should lean inwards at an angle of approximately 45 degrees to allow for an approximate maximum vertical height of 2m from the ground.

	min. 1.8 m high acoustic fence (red)
	min. 2.1 m high acoustic fence (blue)

Figure 7-1 Indicative Extent of Recommended Acoustic Barrier and Heights



2. Central Facilities Building

- All glazed elements on the ground floor (kitchen and dining) must be minimum Rw30 (typically 5mm lam).
- All glazed elements on the first-floor north façade must be Rw 34 (typically 8mm lam), west or east facades must be minimum Rw 32 (typically 6mm lam) and minimum Rw 30 (typically 5mm lam) for the southern facade.
- All windows must remain closed at all times of operation to minimise noise breakout to the northern residential receiver.
- The indoor PA system/reinforced systems will need to be fed through a limiter and calibrated to ensure maximum operable levels to ensure a maximum spatial average of 85dB(A) within the auditorium.

3. Mandir (Main Temple)

- All glazed elements on the first floor of all facades must be minimum Rw 30 (typically 5mm lam) and must remain closed during any events.

Note that for recommendations 2 and 3 above, the Rw rating is required for the complete glazing and frame assembly. The glazing thicknesses indicated above will not necessarily meet the required Rw rating without an appropriate frame system. It will

therefore be necessary to provide a window glass and frame system having a laboratory tested acoustic performance meeting the required values provided in the table above. To satisfy this, proprietary acoustic systems are recommended that achieve the above recommended acoustic ratings.

4. Outdoor Mechanical Plant and equipment

The final selection of any outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the following levels presented in the table below (based on the EPA NPf Project Trigger Levels listed in Section 5.3.1 of the report as follows:

5.3.1 Operational & Mechanical Plant & Equipment Noise Breakout Goals

Table 5-1 Project Noise Trigger Levels at Residential Receiver R1

Receiver Type	Period	Measured RBL (LA90)	Acceptable Noise Levels LAeq(period)	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels LAeq15min
				Amenity LAeq15min	Intrusiveness LAeq15min	
Residential Receiver Boundary* of R1	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	47 dB(A)
	Evening	42 dB(A)	45 dB(A)	43 dB(A)	47 dB(A)	43 dB(A)
	Night	34 dB(A)	40 dB(A)	38 dB(A)	39 dB(A)	38 dB(A)

Table 5-2 Project Noise Trigger Levels at Residential Receiver R2

Receiver Type	Period	Measured RBL (LA90)	Acceptable Noise Levels LAeq(period)	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels LAeq15min
				Amenity LAeq15min	Intrusiveness LAeq15min	
Residential Receiver Boundary* of R2	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	47 dB(A)
	Evening	40 dB(A)	45 dB(A)	43 dB(A)	45 dB(A)	43 dB(A)
	Night	32 dB(A)	40 dB(A)	38 dB(A)	37 dB(A)	37 dB(A)

* The boundary of the receiver premises is based on The Noise Policy for Industry 2017 (NPfI) which states in Section 2.6 that an acoustic assessment is to be performed:

“at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level.”.

- 7.1.5 In accordance with section 68 of the Local Government Act 1993 an ‘Application for Approval to Install, Construct or Alter a Septic Tank or Sewage Management System’ must be submitted to Council for consideration. Approval must be obtained prior to construction work commencing.
- 7.1.6 The recommendations of Preliminary Geotechnical and Salinity Assessment: 50 Stony Creek Road, Shanes Park, NSW, prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

8 PRIOR TO CONSTRUCTION CERTIFICATE (ENGINEERING)

8.1 General

- 8.1.1 All relevant conditions within the 'Prior to Construction Certificate' section of this consent shall be satisfied before any Construction Certificate can be issued.
- 8.1.2 The civil engineering plans (Council's ref: D26/55373) are to be **amended** to the satisfaction of Council's Senior Coordinator Engineering Approvals and Coordinator Drainage Development Assessment, and to include the following:
- i. The plans are to be amended to show the upgrade of Stony Creek Road for a minimum length of 335 metres extending along the road frontage, including:
 - a. Provision of Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL) treatments at the site access;
 - b. Pavement reconstruction designed to accommodate construction and operational traffic generated by the development; and
 - c. Provision of minimum 1.5 metre wide sealed road shoulders on both sides of the carriageway for the upgraded section.
 - ii. The engineering plans shall be **amended** to demonstrate that the proposed road and drainage works along Stony Creek Road will not adversely impact existing driveway access arrangements serving adjoining properties. The plans shall indicate:
 - a. Reconstruction or modification of existing driveway crossings impacted by the proposed works.
 - b. Long sections and cross sections demonstrating appropriate tie-ins between the proposed roadside drainage infrastructure and adjoining access points.
 - c. Details confirming that safe and practical vehicular access to adjoining properties will be maintained at all times.
 - iii. The applicant shall submit an **updated** Flood Risk Management Report and Flood Emergency Response Plan (FERP) prepared by a suitably qualified hydraulic engineer. The report must include, but not be limited to:
 - a. Confirmation of the flood risk affecting the site up to the Probable Maximum Flood (PMF) event.
 - b. Assessment of flood hazard (depth and velocity) during extreme flood events, including potential risks to vehicles and pedestrians within the site and along the evacuation route.
 - c. Assessment of flood evacuation arrangements, demonstrating that all occupants and vehicles can safely evacuate the site prior to floodwaters affecting the site access or surrounding road network.
 - d. Assessment of maximum occupancy scenarios, including evacuation of the full site population and car parking capacity.
 - e. Confirmation of the available flood warning time and evacuation trigger levels.
 - f. Preparation of a detailed operational Flood Emergency Response Plan for the development
 - g. The report shall demonstrate that risks to life associated with extreme flood events can be appropriately managed.
 - iv. Drawing PS01-D101:

- a. Label the proposed location of the dish crossing on the entry driveway
 - b. Rename the detail "Inset A" to be called "Dish Crossing Detail"
- v. Drawing PS01-E100:
 - a. Provide the size of the proposed "Dish Drain at site entrance"
 - b. Increase the pipe size to a minimum 150mm diameter for the two pipes between Pit 1A202-01, Pit 1A106-07 and Pit 1A106-06
- vi. Drawing PS01-E110:
 - a. Amend the alignment of the 2x150mm pipes from the "Stormwater tank" to the headwall to avoid the bend in the pipe alignment and the change of grade currently proposed. Realign the pipes by moving the pipe outlet from the "Stormwater tank" further north and regrade them to avoid both the change of direction and change of grade
 - b. Amend the pit label adjacent to the Stormwater tank referring to the 2x150mm pipes exiting it, is to be corrected from "1A108-02" to say "1A110-02"
 - c. Label the pit named "1A103-01" to the north of the tank
 - d. Label the pipe size between Pit 1A103-01 and Pit 1A101-03
 - e. Upgrade the size of the pipe between Pit 1A101-03 and Pit 1A101-02 to be minimum 600mm
 - f. A note is to be added to the drawing to make it clear that the kerb in Road 21-MSL01 is to be extended past Pit 1A101-04 and is to be integrated into the retaining wall on the southern side of the basin entry driveway. The retaining wall height is to be amended to match into the top of kerb level.
 - g. Provide detailed design of the proposed stormwater drainage system, including swales, level spreader and discharge arrangements along the southern boundary of the site. The design is to demonstrate that:
 - i. The proposed drainage system replicates existing surface flow behaviour and does not concentrate flows in a manner that would cause erosion or adverse impacts to adjoining properties.
 - ii. Stormwater discharge from the site will not increase flow velocities or volumes entering adjoining land.
 - iii. Adequate erosion protection measures are provided at discharge locations.
 - iv. Detailed hydraulic calculations supporting the drainage design are provided
 - h. Provide a safety risk assessment for the proposed retaining walls surrounding the on-site detention (OSD) basin.

The assessment shall consider the potential safety risks associated with the height of the retaining walls and the proximity of the basin to pedestrian and maintenance areas. The assessment shall identify potential hazards including, but not limited to, fall risks, access for maintenance, and risks associated with stormwater storage and detention infrastructure.

Where risks are identified, the amended engineering plans shall incorporate appropriate risk mitigation measures, which may include fencing, barriers, handrails, restricted access controls, warning signage, or other safety measures as recommended by the design engineer.

Details of the safety assessment and all proposed mitigation measures shall be shown on the engineering plans.

- vii. Drawing PS01-E200:
 - a. Amend the detail “OSD outlet structure” - Provide a top of headwall level on this section.
 - b. Amend the “Section C – Rainwater Tank C” detail - Amend the note “300mm overflow pipe with non-return flap valve IL 25.58” – change this note to say “150mm overflow pipe with non-return flap valve IL 25.58”.
 - c. Amend the “Section C – Rainwater Tank C” detail - Amend the note “100mm outlet pipe IL 25.27” – change this note to say “150mm outlet pipe IL 25.27”.
- viii. Drawing PS01-E201:
 - a. Amend detail “Stormfilter and Stormwater Tank D...General Arrangement Plan” – realign the 2x150mm pipes exiting the tank to avoid the bend and change of grade.
- ix. Drawing PS01-300:
 - a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.
 - b. Upgrade the size of the pipe between Pit 1A101-03 and Pit 1A101-02 to be minimum 600mm.
- x. Drawing PS01-301:
 - a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.
- xi. Drawing PS01-302:
 - a. The 5% AEP HGL is to be plotted on the drainage longitudinal sections.
- xii. Detail Confined space entry warning signs on the drainage plans adjacent to all entries into the Rainwater Tanks, the Stormfilter Tank and the Stormwater Tank in accordance with Council’s Engineering Guide for Development 2005.
- xiii. Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines for the above ground OSD basin
- xiv. Provide galvanised or equivalent step irons or ladders for all entry points to the underground tanks. Access points to the below ground tanks must be a minimum 900 x 900 mm
- xv. Provide Floodway Warning Signs for the above ground detention area in accordance with Plan A(BS)114S from Council’s Engineering Guide for Development 2005.
- xvi. All pits within the proposed development, other than for detention, must comply with the following. Pits 600 x 600 mm are limited to 600 mm

maximum depth, pits 600 x 900 mm are limited to 900 mm depth and pits greater than 900 mm depth are all to be minimum 900 x 900 mm.

- xvii. Discharge control pits for the OSD Tank over 1200 mm deep must have a minimum internal opening of 1200 mm x 1200 mm.
- xviii. The orifices within the Discharge Control Pits are to be protected by a suitable screen. Provide Maximesh Rh3030 for orifice diameters 150 mm or less with a minimum area of 50 times the orifice area and Weldlok F40/203 for orifices 150 mm diameter or more with a minimum area of 20 times the orifice area. Provide the dimensions of the screens on the engineering drawings.
- xix. Provide details for permanent coloured interpretive signage to be installed to highlight the water quality improvement process. The sign is to incorporate a simplified drainage layout of the site and detail through words and pictures all the different water quality devices including the rainwater tank and explain the benefit to the site and community. The sign is to be supported by a steel post or on a wall and is to be located adjacent to the major water quality device. The wording and detail are to be generally in accordance with Section 14 of Council's WSUD developer handbook and be approved by Council.
- xx. All OceanGuards are to be clearly notated as "200 micron OceanGuards".
- xxi. Provide metal mosquito proof mesh welded under any grated access points into the Stormfilter Chamber.
- xxii. Amended architectural plans are required for buildings, or parts of buildings, that are not affected by BASIX, to demonstrate compliance with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings or other requirements are:
 - a. 4 star dual-flush toilets;
 - b. 3 star showerheads;
 - c. 5 star taps (for all taps other than bath outlets and garden taps);
 - d. 3 star water efficient washing machines and dishwashers are to be specified.
- xxiii. An experienced chartered hydraulic engineer is to prepare and certify a detailed Non-Potable Water Supply and Irrigation Plan for non-potable water uses. Such use includes 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:
 - a. A first flush or pre-treatment system
 - b. A pump with isolation valves
 - c. A solenoid-controlled mains water bypass
 - d. Flow meters on the solenoid-controlled mains water bypass line and the pump outflow line, to determine non-potable usage and actual percentage reuse
 - e. An inline filter and preferably an automatic backwash inline filter
 - f. A control panel with warning light to indicate pump failure
 - g. A timer and control box for landscape watering, allowing for seasonal variations and split systems

- h. An irrigation watering plan allowing for a minimum of 1508 kL/yr and accounting for seasonal variations
- i. Providing a minimum combined rainwater tank size of 276 kL below overflow, servicing all toilets/urinals
- j. Providing a minimum stormwater tank size of 77 kL below overflow, servicing all landscaping areas
- k. Ensuring all the rainwater reuse pipes and taps are coloured purple
- l. Fitting rainwater warning signs to all external taps using rainwater
- m. Provide external taps at a rate of one tap for each 150 m² of landscape area evenly spread across the site for landscape watering. All external taps are to be connected to the stormwater tank.
- n. Connection of all proposed toilets/urinals to the rainwater tank.

8.1.3 Roads Act approval under Section 138 of the Roads Act 1993 shall be obtained from Council for the upgrade of Stony Creek Road adjacent to the development site. The road upgrade works shall extend for a minimum length of 335 metres extending along the road frontage, or as otherwise determined by Council, and shall include but not be limited to the following:

- a) Provision of dedicated intersection turning treatments at the proposed site access including a Channelised Right Turn (CHR) lane and Auxiliary Left Turn (AUL) lane within Stony Creek Road in accordance with Austroads Guide to Road Design and Council requirements.
- b) Widening and upgrading of Stony Creek Road to provide a safe rural road cross-section including minimum 1.5 metre wide sealed shoulders on both sides of the carriageway, or as otherwise required by Council.
- c) Pavement reconstruction works designed in accordance with Austroads and Council standards to accommodate traffic generated by the development, including construction traffic, heavy vehicles and ongoing operational traffic.
- d) Adjustment or reconstruction of table drains, verge grading, stormwater drainage infrastructure, line marking, signage and roadside safety treatments as required.
- e) Submission to Council of detailed civil engineering design drawings and pavement design calculations, prepared by a suitably qualified and experienced civil engineer, demonstrating that the upgraded road pavement is capable of accommodating the projected traffic loading associated with the development.
- f) All works shall be designed and constructed at no cost to Council and shall be completed to the satisfaction of Council.
- g) Council may require additional road and drainage upgrades at the S138 stage if impacts are identified

8.1.4 A pre-construction dilapidation report prepared by a suitably qualified engineer shall be submitted to Council documenting the existing condition of:

- a) Stony Creek Road pavement and shoulders adjacent to the site
- b) adjoining property driveway crossings
- c) any affected roadside drainage infrastructure

The report shall include photographic records and shall be used as a baseline for assessment of any damage resulting from construction activities associated with the development.

8.2 Construction Certificate Requirements

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

- Road and drainage construction
- On-site stormwater detention
- Water quality treatment
- Earthworks
- Inter-allotment drainage (created within the subject lot)
- Path paving

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

8.3 Roads Act Requirements

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

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

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

8.4 Other Engineering Requirements

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

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

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

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

8.5 Roads

8.5.1 Submit a pavement report prepared and designed by a professional civil engineer with soil tests carried out by a registered NATA soils laboratory. The pavement design shall withstand the traffic loadings listed in this consent.

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

8.5.3 Road shoulder for the full road frontage of the development is required. These construction works include drainage, kerb and gutter, footway turving, service adjustments and any other ancillary work necessary to make this construction effective.

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

8.6 Drainage

8.6.1 Any overland or stormwater flows must be intercepted at the property boundary, conveyed through the site in a piped or channelled drainage system and discharged in a satisfactory manner.

8.7 Signage and Line Marking

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

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

8.8 Erosion and Sediment Control

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

8.9 Earthworks

8.9.1 Batters are not to exceed a grade of 1V:5H and are to be stabilised with topsoil, turf and vegetation.

8.9.2 Finished levels of all internal works at the road boundary of the property must be 4% above the top of kerb.

8.9.3 Show on plan adjacent to road cross sections approximate quantities of road materials required for construction. (i.e. Densely Graded Subbase and Densely Graded Base)

8.10 On-Site Stormwater Detention

8.10.1 On-site stormwater detention system shall be designed in accordance with the parameters set out in Council's Water Sensitive Urban Design Standard Drawings A(BS)175M On-site detention requirements - Sheet 20, or an S3QM Certificate

8.10.2 A registered engineer (NER) must certify that:

- The structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime.
- The on-site stormwater detention system will perform to meet the on-site stormwater detention requirements and function hydraulically in general accordance with Council's Engineering Guide for Development, DCP [Part J - Water Sensitive Urban Design and Integrated Water Cycle Management](#), S3QM Deemed to comply tool and Council's Standard Drawing A(BS)175M.

8.11 Stormwater Quality Control

- 8.11.1 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.

8.12 Vehicular Crossings

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

9 PRIOR TO CONSTRUCTION CERTIFICATE (Biodiversity)

- 9.1 A Biodiversity Management Plan ("BMP"), comprising of a detailed site plan and an accompanying report in a legible format prepared by a person who has qualifications and experience in respect of ecology is to be submitted by the proponent for Council's consideration.

The BMP is to relate to the land within Lot 22 DP 27941, No. 50 Stony Creek Rd SHANES PARK and must contain full details of the actions proposed to be taken with respect to the management of fauna during the course of carrying out the development.

The BMP is to be consistent with the NSW Department of Planning, Industry and Environment "Code of Practice for injured, sick and orphaned protected fauna" 2011 (the Code). It is to cover all biodiversity mitigation measures as recommended in the Biocertification letter from Biosis dated 10 July 2025.

The commencement of any works under this consent must not occur unless and until the Council has given notice in writing to the proponent that it has approved the Biodiversity Management Plan.

10 PRIOR TO DEVELOPMENT WORKS COMMENCING

10.1 Safety/Health/Amenity

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

Each toilet provided shall be:

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

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

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

This condition does not apply to:

- (a) building work carried out inside an existing building, or
- (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

10.1.3 Should the development work:

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

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

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

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

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

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

10.1.6 Any excavation and/or backfilling associated with the development shall be executed safely and in accordance with appropriate professional standards, with any excavation properly guarded and protected to prevent such work being dangerous to life or property.

10.2 **Notification to Council**

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

10.3 **Sydney Water Authorisation**

10.3.1 Sydney Water Corporation's approval, in the form of appropriately stamped Construction Certificate plans, shall be obtained and furnished to the Principal Certifier to verify that the development meets the Corporation's requirements concerning the relationship of the development to any water mains, sewers or stormwater channels.

OR

The approved plans are to be submitted to a Sydney Water Tap In, to determine

whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met. The plans must be appropriately stamped and all amended plans will require restamping. For further information please refer to the "Developing Your Land" section of the website: www.sydneywater.com.au, or telephone 1300 082 746 for assistance.

10.4 Tree Management

- 10.4.1 No trees, located within the subject land or within the Council road reserve (nature strip), may be removed or pruned unless specific approval is given in this consent.
- 10.4.2 All trees, not approved for removal, or pruning by the Conditions of this development consent, are required to be retained and protected. Tree Protection Measures, compliant with the provisions of AS4970: Protection of trees on development sites, 2009 must be installed before the commencement of any works on site, including demolition.
- 10.4.3 A Compliance Certificate is to be provided by the Project Arborist to the Principal Certifying Authority once the required Tree Protection Measures have been installed.
- 10.4.4 There must be no excavation, mechanical or by hand, or alteration to existing soil levels within the Tree Protection Zone of any tree required to be retained and protected.

10.5 Tree removal

- 10.5.1 Trees, identified for removal in Section 6 of the Arboricultural Assessment & Tree Protection Plan, V1.1, prepared by Vertical Tree Management & Consultancy 13 March 2024 (AIA), are approved for removal.
- 10.5.2 Trees, not specifically identified in the AIA referenced above may not be removed under this development consent.
- 10.5.3 All tree work must be carried out in accordance with the Safe Work Australia Guide to Managing Risks of Tree Trimming and Removal Work and Work Cover NSW Code of Practice – Amenity Tree Industry 1998.

10.6 Tree Preservation and protection requirements

- 10.6.1 Trees, recommended for retention Section 6 of the AIA must be retained and protected. Unless specific approval is given in this consent, no trees, located within the subject land and/or within the Council's road Rrserve (nature strip) or in the neighbouring land, may be removed or pruned.
- 10.6.2 Tree Protection, as specified in Sections 8 of the AIA is to be followed and installed.

11 DURING CONSTRUCTION WORKS

11.1 Safety/Health/Amenity

- 11.1.1 The required toilet facilities shall be maintained on the land at the rate of 1 toilet for every 20 persons or part of 20 persons employed at the site.
- 11.1.2 A sign is to be erected and maintained in a prominent position on the site in accordance with Section 70 of the Environmental Planning and Assessment Regulation 2021 indicating:

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

11.1.3 Should the development work:

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

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

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

11.1.4 Soil erosion and sediment control measures (including the connection of roofwater downpipes to stormwater drainage lines upon fixing of roof covering) shall be maintained during the development works.

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

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

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

11.2 Building Code of Australia Compliance

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

11.3 Surveys

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

11.4 Nuisance Control

11.4.1 The hours of any offensive noise-generating development works shall be limited to between 7 am to 6 pm, Mondays to Fridays: 8 am to 1 pm, Saturdays; and no such work to be undertaken at any time on Sundays or public holidays.

11.5 Waste Control

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

11.6 **Environmental Health**

- 11.6.1 The recommendations of *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024* are to be implemented.
- 11.6.2 A certificate must be provided by a qualified acoustic engineer stating that provision has been made in the design of all sound producing plant, equipment, machinery, mechanical ventilation system or refrigeration systems to ensure that it is acoustically attenuated so that the noise emitted:
- a) does not exceed an L_{Aeq} sound pressure level of 5dB (A) above the ambient background noise level when measured
 - at the most effected point on or within any residential property boundary or
 - at the external edge of any sole occupancy unit balcony within the premises itself at any time the plant or equipment operates.
 - b) cannot be heard within a habitable room in any sole occupancy unit or other residential premises (regardless of whether any door or window to that room is open) between the hours of 10pm and 7am.

The method of measurement of sound must be carried out in accordance with Australian Standard 1055.1.

- 11.6.3 The Onsite Sewage Management Facility is to be constructed in accordance with the recommendations of the Wastewater Management Assessment: Proposed Temple and Community Centre - 50 Stony Creek Road, Shanes Park, NSW (report: P2309781JR03V03), prepared by Martens & Associates Pty Ltd, dated January 2026
- 11.6.4 All waste generated on the site during the construction must be classified in accordance with the NSW EPA's Environmental Guidelines: Assessment, Classification and management of Liquid and Non-Liquid Waste and disposed of at a facility that may lawfully accept the waste.
- 11.6.4 The recommendations of Preliminary Geotechnical and Salinity Assessment: 50 Stony Creek Road, Shanes Park, NSW, prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

11.7 **Biodiversity**

- 11.7.1 The development must be carried out at all times in accordance with the Council approved Biodiversity Management Plan. Within 14 days of the works, the ecologist is to provide a report on the tree clearance works and dam dewatering works, to be provided to Council through the Natural Areas Team.

11.8 **Tree Protection**

- 11.8.1 All sub-surface services (e.g. gas, water, electricity, stormwater, sewerage etc) are to be located outside of the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.

- 11.8.2 Under no circumstances are sub-surface services to be installed within the Structural Root Zone of a tree required to be retained and protected by this consent, including those located on adjoining properties.
- 11.8.3 Power poles, stormwater grate drains, service lines etc. are to be located to avoid any need to install services within a Tree Protection Zone or to excavate through a Tree Protection Zone. All such features are to be located so that they do not negatively impact on any tree required to be retained by this consent or which is located on an adjoining site. Only where there is no other viable option available are services to be installed within the Tree Protection Zone.
- 11.8.4 Where services are required to be installed within the Tree Protection Zone, the Project Arborist is to be consulted prior to the works being undertaken and appropriate, tree sensitive installation methods are to be used. Open excavation must only be used on the authorisation of the Project Arborist and must be completed by hand, use of mechanical digging tools is not permitted.
- 11.8.5 The Project Arborist is required to supervise and direct all work associated with the installation of sub-surface services within the Tree Protection Zone of any tree required to be retained and protected by this consent, including those located on adjoining properties.
- 11.8.6 At the completion of the works, the Project Arborist must provide a Compliance Certificate to the Principal Certifying Authority which details the method used for the installation of the sub-surface services, identifies all tree roots severed by diameter and depth, and all tree protection measures implemented.
- 11.8.7 During building work, including demolition and landscape construction, the Project Arborist is to complete site inspections and/or supervision of work, as indicated in Section 8.1.12 of the AIA.
- 11.8.8 The Project Arborist must be appointed before demolition of any existing structures or earthworks. They are to register with the Developer before any works commence so that the builder can be inducted as to essential times when the Arborist will be required on-site. Hold points, inspections and certification are to be carried out by the Arborist.
- 11.8.9 During building work, including demolition and landscape construction, the Project Arborist is to carry out regular site monitoring, to ensure Tree Protection Measures are being maintained compliant with the requirements of this consent. Record of these site visits is to be sent to the Principal Certifying Authority.
- 11.8.10 The Principal Certifying Authority must ensure that the recommendations of the Project Arborist are implemented within the stated timeframes.

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 **Boundary Levels**

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

12.5 **Tree Protection and Preservation**

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

12.5.2 Prior to commencement of engineering works that may disturb existing vegetation/trees, the site shall be inspected to identify and appropriately mark out any trees to be retained as well as determine areas that are to be left undisturbed. Proposed roads must be set-out onsite prior to this inspection. Note: Inspection must be carried out by Council's representative or an appropriately accredited private certifier. The applicant's representative must be present during this inspection.

12.5.3 There is to be no storage of materials, stockpiling of excavated material or parking of plant/machinery within the drip line of the crown of any retained trees.

12.5.4 Council must be notified a minimum of 24 hours prior to the removal of any branches from existing trees which are to be retained. Subject to Council's direction, this work must be generally undertaken by a qualified Arborist.

12.6 **Soil Erosion and Sediment Control Measures**

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

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

12.7 Filling of Land and Compaction Requirements

- 12.7.1 Suitable land fill replacement is required when unsuitable soils are removed. All fill including existing fill shall be compacted in accordance with Council's Works Specification - Civil (current version). A compaction certificate shall be obtained from an appropriately qualified practising registered engineer (NER) verifying that the correct compaction requirements have been met. This compaction certificate is to be submitted to Council.
- 12.7.2 Special attention is drawn to the below listed requirements of Council's Works Specification - Civil (Current Version).
- a) Compaction certificates for fill within road reserves.
 - b) Compaction certificates for road sub-grade.
 - c) Compaction certificates for road pavement materials (sub-base and base courses).
 - d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
 - e) Applicant to submit material compliance documentation in accordance with Council's Civil Works Specification 8.1.4
 - Compliance Certificate and Test Results
 - Delivery Dockets
 - Summary of Material deliveries as per template available on Council's website

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

- 12.7.3 Site filling within lot boundaries (not in road reserves) and compaction is to be carried out under the supervision of a Chartered Geotechnical Engineer and shall be in accordance with Blacktown City Council's "Works Specification - Civil (Current Version)". Minimum standard compaction of 95% must be achieved and certified by a NATA registered soils lab and details submitted to Council.
- 12.7.4 Only clean fill shall be deposited/imported on site in accordance with Council's Works Specification - Civil (Current Version). Note: dry builder's waste i.e. bricks plaster and timber industrial waste or putrescible materials are not to be deposited on site. Validation of the imported fill material will be required by a suitably qualified registered engineer.
- 12.7.5 Appropriate dust control measures are to be implemented during construction to reduce any impact on local air quality and reduce dust emissions. This will include but

not be limited to regularly wetting down of the site during the course of works being carried out in order to control wind-blown dust.

- 12.7.6 All roads adjoining the site must be kept clean and free of all materials. Infringement Notices incurring a monetary penalty may be issued by Council where this measure is not being complied with.
- 12.7.7 Trucks transporting cut and fill must have their loads covered and provisions of “shaker pads” and wash-down areas for trucks leaving the site are to be made available. All details are to be shown on soil erosion and sediment control plans.
- 12.7.8 Prior to the placement of any fill on the site all topsoil and vegetation must be removed down to a suitable sub-grade material. The topsoil is to be stockpiled for use in revegetation of the site.

12.8 Filling in Contaminated Land

- 12.8.1 During the course of placement of filling the applicant shall undertake further testing for potential soil contamination. Validation of the imported fill material will be required.
- 12.8.2 All testing and validation of the fill material shall be undertaken by a suitably qualified environmental consultant in accordance with Council's Policy and Procedures for the determination of Rezoning Development and Building Applications involving Contaminated Land. A Remediation and Validation Report documenting the testing undertaken shall be submitted to Council for approval.
- 12.8.3 Should any remediation works be required documentary evidence prepared by a suitably qualified environmental consultant validating the site is to be submitted to Council for approval.

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

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

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

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

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

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

Monday to Friday. Note: A site inspection is required prior to commencement of work. A schedule of mandatory inspections is listed in Council's Works Specification – Civil (current version).

12.11 Public Safety

- 12.11.1 The applicant is advised that all works undertaken are to be maintained in a safe condition at all times. Council may at any time and without prior notification make safe any such works Council considers to be unsafe and recover all reasonable costs incurred from the applicant.

12.12 Site Security

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

12.13 Traffic Control

- 12.13.1 Any "Traffic Control Plan" utilised for engineering works required by this consent must be prepared by a person who holds a current Safework NSW Work Zone Traffic Management Plan accreditation and photo card for all works that are carried out in or adjacent to a public road. This Plan must satisfy all the requirements of AS 1742.3 - 2019.
- 12.13.2 Traffic control devices/facilities (i.e. barricades, signs, lights, etc.) required by the certified Traffic Control Plan must be setup, installed, monitored and maintained and by a person who holds a current Safework NSW accreditation and photo card to implement Traffic Control Plans.
- 12.13.3 Persons undertaking the control of traffic through or around work sites on Council controlled roads must hold a current Safework NSW Traffic Controller accreditation and photo card and carry it with them.
- 12.13.4 The applicant is advised that prior to implementation of any traffic control system and during the entire course of construction suitably qualified Safework NSW 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 - 2019.
- 12.13.5 Where the Traffic Control Plan may change during the course of construction to facilitate new works, a revised traffic control plan shall be prepared and certified by a person who holds a current Safework NSW accreditation to prepare a Work Zone Traffic Management Plan. This Plan must satisfy all the requirements of AS 1742.3 – 2019 and the current version of the TfNSW Traffic Control at Work Sites manual and shall be submitted to Council prior to implementation.

12.14 Road Line Marking and Traffic Signage

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

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

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

12.15 Drainage Matters

- 12.15.1 A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to certify that all toilets are capable of being supplied by rainwater and that there is no cross mixing, or cross contamination with the potable water supply.
- 12.15.2 The 25 x 200 micron OceanGuards and 18 x 690mm ZPG Stormfilter cartridges supplied by Ocean Protect are not to be reduced in size or quantity, nor replaced with an alternate manufacturer's product

13 PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

13.1 Road Damage

- 13.1.1 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.

13.2 Compliance with Conditions

- 13.2.1 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.
- 13.2.2 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.

13.4 Temporary Facilities Removal

- 13.4.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 13.4.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 13.4.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Soil Erosion Control Policy shall be provided.
- 13.4.4 Any temporary builder's sign or other site information sign shall be removed from the land.

- 13.4.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.5 **Other Matters**

- 13.5.1 Entrance/exit points are to be clearly signposted and visible from the street and the site at all times.
- 13.5.2 All required internal driveways/aisles and car parking spaces for the use of staff and visitors shall be line-marked, and the permanent car parking spaces are to be sealed with a hard standing, all-weather material to a standard suitable for the intended purpose.
- 13.5.3 Appropriate way finding signage is to be erected which directs staff, visitors and delivery vehicles to the appropriate locations.
- 13.5.4 All privacy screening measures and boundary fencing detailed on the approved plans are to be installed and completed prior to the issue of any Occupation Certificate.
- 13.5.5 With regard to the treatment of any boundary fencing / acoustics walls in the vicinity of the public domain / public footway, appropriate measures are to be in place to deter the potential for graffiti on these fences / acoustic walls, such as landscaping which limits access to these boundary fences / acoustic walls, or an anti-graffiti finish. Any fencing proposed around the site fronting the public road is required to be a powder coated palisade fence. These details are to be shown on the construction certificate plans to the satisfaction of the Certifying Authority.

13.6 **Waste Collection**

- 13.6.1 Arrangements for waste and recycling collection services for the place of public worship are to be in accordance with the approved Waste Management Plan.

13.7 **Maintenance Plans**

- 13.7.1 A "total" maintenance plan is to be prepared for the site. The plan is to ensure the following:
- (a) The long term up-keep and cleanliness of the development, to ensure all buildings, driveways and aisles, car park areas, fencing, soft and hard landscaping, outdoor play areas, security systems, directional signage, lighting, plant and equipment, loading areas, services and two surplus areas (which are the subject of future separate Development Applications) are regularly inspected and maintained at optimum levels at all times.
 - (b) That security, cleanliness and general repairs are managed appropriately, and that areas are not left unattended for long periods thereby substantially increasing the opportunity for graffiti or anti-social behaviour. Any unwanted "junk mail" is to be collected on a regular basis and disposed of as necessary.
 - (c) The development is to be suitably managed at all times.

A copy of the Plan is to be submitted to Council prior to the release of any Occupation Certificate.

13.8 Temporary Facilities Removal

- 13.8.1 Any hoarding or similar barrier erected to protect a public place shall be removed from the land and/or public place.
- 13.8.2 Any temporary toilet facilities provided during construction works shall be appropriately dismantled, disconnected and removed from the land.
- 13.8.3 Any temporary soil erosion control measure installed during development works shall be removed and other permanent measures required by Council's Engineering Guide of Development – 2005 shall be provided.
- 13.8.4 Any temporary builder's sign or other site information sign shall be removed from the land.
- 13.8.5 Any temporary site access provided for the purpose of development works shall be removed and the kerb and gutter and/or previous roadworks reinstated in a manner satisfactory to Council. Should the reinstatement involve the provision of a new vehicular crossing, layback, kerb and gutter or road shoulder works the separate approval of Council's Maintenance Section shall be obtained (and any appropriate fees paid) prior to such works commencing.

13.9 Fee Payment

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

13.10 Fire Safety Certificate

- 13.10.1 A final fire safety certificate complying with Section 41 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 shall be issued prior to the use of the building.

13.11 Service Authority Approvals

- 13.11.1 The following documentary evidence shall be obtained and forwarded to the Principal Certifying Authority prior to the issue of a Final Occupation Certificate:
 - (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 release of the plan of subdivision.

13.12 Biodiversity matters

- 13.12.1 At the completion of landscape works, the consulting landscape architect who prepared the documentation or an equally qualified landscape architect shall submit to the Certifying Authority a Landscape Compliance Report.

This report shall certify shrub and tree species, pot size, and planting densities and landscape area setout comply with approved documentation and practical completion of the landscaping works has occurred.

This report shall certify any required street trees are planted specifically as per the nominated locations on the approved documentation and these conditions.

The Certifying Authority shall not issue the Final Occupation Certificate without receipt of the Landscape Compliance Report.

13.13 **Tree preservation**

- 13.13.1 Prior to the issue of an Occupation Certificate, the Project Arborist is to provide certification, to the Principal Certifying Authority, that the Tree Protection Measures, as required by the conditions of this consent, have been implemented and maintained during the project. This will assist with assessing the Occupation Certificate requirements and the return of any Tree Preservation Bonds to the applicant.

- 13.13.2 The trees retained for the development must be in good health and condition to receive the Occupation Certificate. The applicant must follow the recommendations in the Tree Protection Plan.

13.14 **Engineering Matters**

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

- 13.14.1.1 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.
- 13.14.1.2 The Work-as-Executed (WAE) plan must confirm that the On Site Detention system identification plate has been installed in accordance with the Upper Parramatta River Catchment Trust Guidelines.
- 13.14.1.3 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished floor levels (FFL) required by this consent have been achieved. The certificate must acknowledge that works and the construction of the floors have been complete. All levels must be to Australian Height Datum (AHD).
- 13.14.1.4 A certificate from a Registered Surveyor must be obtained and submitted to Council verifying that all finished surface levels (FSL) for lot(s) required by this consent have been achieved and/or have been maintained in accordance with those established at the time of creation of the lot. The certificate must acknowledge that works have been complete. All levels must be to Australian Height Datum (AHD).
- 13.14.1.5 A certificate from a Registered Engineer (NER) must be obtained and submitted to Council verifying that the On-Site Detention System as constructed will perform to meet the on-site stormwater detention requirements in accordance with the approved design plans.

- 13.14.1.6 A certificate from a Registered Engineer (NER) must be lodged with Council verifying that the structures associated with the On-Site Detention System(s) have been constructed to withstand all loads likely to be imposed on them during their lifetime.
- 13.14.1.7 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.
- 13.14.1.8 Applicant is to compile and submit the following in accordance with Council's Works Specification - Civil (Current Version):
- a) Compaction certificates for fill within road reserves.
 - b) Compaction certificates for road sub-grade.
 - c) Compaction certificates for road pavement materials (sub-base and base courses).
 - d) Contour lot fill diagrams and lot fill compaction certificates. A restriction as to User with Council's standard wording must be placed on filled lots.
 - e) Applicant to submit material compliance documentation in accordance with Council's Civil Works Specification 8.1.4
 - Compliance Certificate and Test Results
 - Delivery Dockets
 - Summary of Material deliveries as per template available on Council's website.
- 13.14.1.9 The applicant is to submit the certified line marking and traffic signage plan as required by this consent. This will require evidence to demonstrate that approvals have been obtained from the Local Traffic Committee and adoption by Council Ordinary Meeting. A final inspection report is to be included noting that all line marking and traffic signage works are complete.
- 13.14.1.10 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.

13.14.2 **Drainage Matters**

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

- a) All the requirements of the approved drainage plans have been undertaken;
- b) The installation of the 25 x 200 micron OceanGuards has been undertaken
- c) The installation of the 18 x 690mm ZPG Stormfilter cartridges has been undertaken
- d) The minimum detention storage volume of 920 m³ has been provided below the 1% AEP emergency overflow weir;
- e) The 50% AEP orifice, 1% AEP orifice, 50% AEP pit grate, 1% AEP pit grate, emergency overflow weir, both trash screens and all other required pipes, with step irons for the OSD basin have been installed in accordance with the approved construction certificate plans.

- f) A minimum 276 kL Rainwater Tank (before overflow) has been provided collecting roof water from a minimum 2,720 m² of roof area;
- g) A minimum 77 kL Stormwater Tank (before overflow) has been provided
- h) The installation of the Stormfilter water quality chamber, overflow chamber, the required weir(s), oil baffle(s), energy dissipater(s) and sealed entry pits with step irons have been installed in accordance with the approved construction certificate plans;
- i) The installation of the sealed entry pits for the rainwater tank(s) and Stormfilter Tank with step irons have been installed in accordance with the approved construction certificate plans;
- j) The interpretative water quality sign has been correctly installed;
- k) All (other) signage and warning notices have been installed;
- l) A copy of the certification and the works-as-executed drainage plan has been provided to the certifier, who shall provide it to Council.
- m) Any proprietary water quality devices have been installed for the site as per the manufacturer's recommendations.

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

- a) All the requirements of the detailed Non-Potable Water Supply and Irrigation Plan have been installed to the required locations.
- b) The pumps, alarms and all other systems are working correctly.
- c) The flow meters have been installed on the pumps outflow and the solenoid-controlled mains water bypass to determine non-potable usage and actual percentage of reuse.
- d) The initial flow meters readings are detailed in the certificate.
- e) All toilets/urinals are supplied by the total 276 kL rainwater tank(s).
- f) All landscaping areas are supplied by the 77 kL Stormwater tank.
- g) External taps at a rate of one tap for each 150 m² of landscape area evenly spread across the site for landscape watering or washdown have been installed. Some taps shall be located closer to parking areas to allow for car washdown.
- h) The water from at least one toilet and two external taps have been tested to show no chlorine residual.
- i) Rainwater warning signs are fitted to all external taps using rainwater.
- j) A signed, works-as-executed Non-Potable Water Supply & Irrigation Plan is to be provided to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au

13.14.2.2 A plumber licensed with NSW Fair Trading is to certify that the buildings, or parts of buildings that are not affected by BASIX, comply with the minimum standards defined by the Water Efficiency Labelling and Standards (WELS) Scheme for any water use fittings. Minimum WELS ratings or other requirements are:

- a) 4 star dual-flush toilets;
- b) 3 star showerheads;
- c) 5 star taps (for all taps other than bath outlets and garden taps);
- d) 3 star Water efficient washing machines and dishwashers have been used

13.14.2.3 Ocean Protect is to certify for the installation of the 200 micron OceanGuards and Stormfilter that:

- i. they are installed in accordance with the Ocean Protect standard operational guidelines and production drawings;
- ii. A minimum of 25 x 200 micron OceanGuards have been installed;
- iii. A minimum of 18 x 690mm ZPG StormFilter cartridges have been installed;
- iv. The Stormfilter Chamber includes a baffle 400 mm below the Stormfilter weir and set 250 mm upstream from the weir to retain floatables including oils for the 690 mm cartridges
- v. The Stormfilter weir length is a minimum of 1.89 m;
- vi. The Stormfilters each have a minimum flow rate of 1.6 l/s at standard weir height;
- vii. Mosquito proof screens have been provided under any grated access points into the Stormfilter tank; and
- viii. Energy dissipaters have been provided on all the inlets to the Stormfilter chamber.
- ix. A maintenance contract has been entered into for the maintenance of the Stormfilter cartridges and the Oceanguard pit filter inserts

13.14.2.4 Provide written evidence that the registered owner has entered into a minimum five (5) year signed and endorsed maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the above ground OSD basin, the rainwater tanks, the stormwater tank, the Stormfilter water quality chamber, overflow chamber, 18 x Ocean Protect StormFilters and 25 x Ocean Protect OceanGuard pit filter inserts. Forward a copy of the signed and endorsed contract and maintenance contractor details and evidence of payment to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au. This maintenance contract cannot be cancelled, but can be replaced with an alternative contract of the same standard.

13.14.2.5 Following the expiration of the 5 year maintenance contract, the owner shall enter into a Maintenance Agreement with a maintenance contractor for the WSUD systems installed within the site. The Maintenance Agreement is to be in accordance with the Maintenance schedule approved by Council. The maintenance contractor is to possess the qualifications and licences, if any, required to undertake the maintenance works in accordance with Council and New South Wales policy and legislation. The Maintenance Agreement must be maintained for the life of the development. The Applicant shall submit a copy of the executed Maintenance agreement to Council for approval. The Maintenance Agreement can be replaced with an alternative Maintenance Agreement of the same or better standard. In the event that the Applicant enters into a replacement Maintenance Agreement the Applicant must, as soon as practically possible, forward a copy to Council's WSUD Compliance Officer at WSUD@blacktown.nsw.gov.au.

13.14.3 **Easements/Restrictions/Positive Covenants**

13.14.3.1 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.
- 13.14.3.2 All Section 88B restrictions and covenants created, as part of this consent shall contain a provision that they cannot be extinguished or altered except with the consent of Blacktown City Council.
- 13.14.3.3 Prior to the issue of the Occupation Certificate, the applicant shall submit the original completed request forms (NSW Land Registry Services standard forms 13PC and/or 13RPA) to Blacktown City Council with the following documents:
 - a) A certified and signed Works-as-Executed plan with details overdrawn on a copy of the approved construction certificate plan that identifies the correct locations, types, models, and model numbers of assets that form the WSUD system(s) installed on the property.
 - b) 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 2019. 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.
 - c) Practical completion certificate
- 13.14.3.4 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) including; the above ground OSD basin, the rainwater tanks, the stormwater tank, the Stormfilter water quality chamber, overflow chamber, 18 x Ocean Protect StormFilters and 25 x Ocean Protect OceanGuard pit filter inserts.
- 13.14.3.5 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 the NSW Land Registry Services. Blacktown City Council shall be nominated as the party to release, vary or modify such covenant.
- 13.14.4 **Inspections**
- 13.14.4.1 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.
- 13.14.5 **CCTV Inspection of Stormwater Drainage Structures**
- 13.14.5.1 All road stormwater drainage structures (pipelines and pits) must be inspected via CCTV after completion of road pavement construction works (excluding any deferred AC works) and the provision of all public utility services in accordance with Council's current Works Specification Civil. CCTV reports must be submitted to council in the form of video footage of the inspections, a copy of the SEWRAT (or equivalent) report, and a certified CCTV statement in accordance with section 6.8 of

Council's Works Specification Civil indicating that any defects identified by this inspection have been rectified.

13.14.6 Dilapidation Report – Post Construction

13.14.6.1 A post-construction dilapidation report prepared by a suitably qualified engineer shall be submitted to Council. The report shall:

- a) Assess the condition of Stony Creek Road pavement, road shoulders, driveway crossings to adjoining properties, and roadside drainage infrastructure identified in the pre-construction dilapidation report.
- b) Compare the condition of the infrastructure with the pre-construction dilapidation report submitted prior to the issue of the Construction Certificate.
- c) Identify any damage or deterioration resulting from construction activities associated with the development.

Any damage to public infrastructure or adjoining property access resulting from construction works shall be repaired or reinstated to the satisfaction of Council prior to the issue of the Occupation Certificate.

13.15 Environmental Health Matters

13.15.1 Update the Operational Plan of Management to include recommendations of the *DA Acoustic Report – Place of Worship (ref: 12822RO1v1) prepared by PKA Acoustic Consulting, dated 20 June 2024*. The Plan of Management must be updated to include the following management measures:

- No PA's or reinforced music or speech systems may be used in any of the outdoor spaces at any given time to maintain acoustic compliance.
- All windows on the Central Facilities Building must remain closed at all times of operation.
- All windows on the first floor of the Main Temple must remain closed during any events.
- The car park area and parking should be limited to 10 km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the early morning hours.

13.15.2 Prior to the issue of an Occupation Certificate, documentation shall be submitted to Council certifying that the ventilation system has been installed and is operating in accordance with Australian Standard 1668.2:2002 The use of ventilation and air conditioning in buildings – Ventilation design for indoor air contaminant control.

13.15.3 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.

13.15.4 The Onsite Sewage Management Facility must be inspected and registered with Council's Environmental Health Unit prior to operation.

13.15.5 The recommendations of Wastewater Management Assessment: Proposed Temple and Community Centre - 50 Stony Creek Road, Shanes Park, NSW (report:

P2309781JR03V03), prepared by Martens & Associates Pty Ltd, dated January 2026 are to be implemented.

13.16 Revised Plan of Management

13.16.1 The Plan of Management must be revised to change the following statement:

"the total number of attendees present in any given space will not exceed the NCC-approved occupancy limit."

to

"the total number of attendees present in any given space will not exceed 300 people"

If the number of patrons is proposed to be increased in the future (with Council's approval), this will require an update to the Plan of Management and endorsement by Council.

13.16.2 An amended Plan of Management must be provided to Council for endorsement prior to the issue of any occupation certificate. The Plan of Management must contain all necessary details of operations, CPTED and site management, including the inclusion of a detailed Flood Emergency Response Plan and detailed evacuation arrangements in any flood event.

14 OPERATIONAL

14.1 Use of Premises

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

- (a) Granted consent by Council's Notice of Determination, or
- (b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.1.2 The total number of persons (including patrons, visitors, volunteers, staff and participants) present anywhere on the site at any time must not exceed 300 persons during the three-year trial period. This cap applies regardless of the number, size or capacity of buildings on the site.

14.1.3 At the end of the 3 – year operational period and if the applicant wishes to increase the number of visitors to a maximum of 450, the applicant/operator must formally request Council to review the premises' management and to increase the number of patrons to a maximum 450 patrons, under a section 4.55 application.

14.1.4 The request to review the number of persons should be submitted at least 4 months before the trial period ceases after the 3-year period.

14.2 Environmental Health

14.2.1 The Recommendations made in the *DA Acoustic Report – Place of Worship (ref: 12822RO1v1)* prepared by PKA Acoustic Consulting, dated 20 June 2024 are to be implemented, as follows:

1. Acoustic Barriers

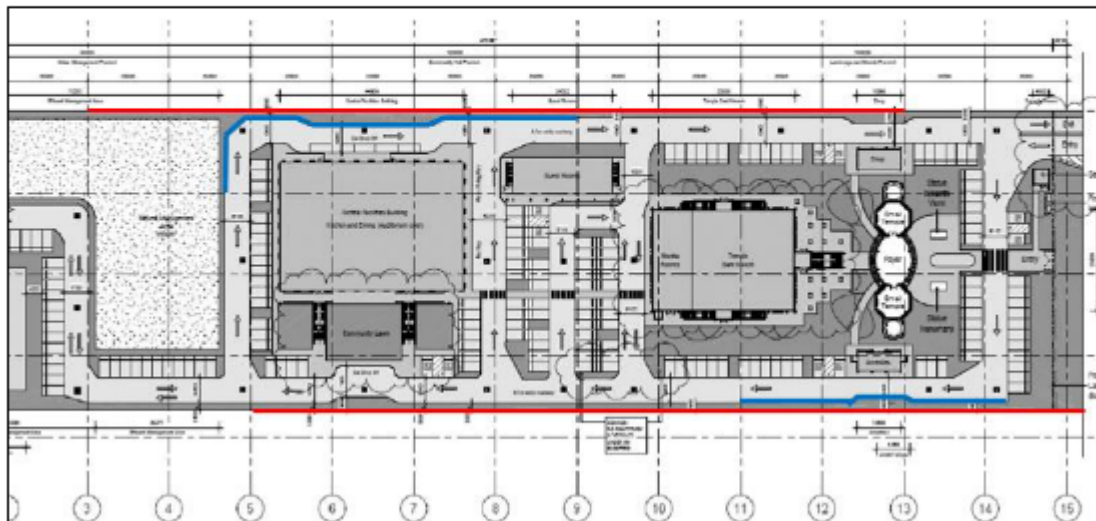
Acoustic fences (either at the boundary or the retaining wall line) of the following minimum heights are required to be installed at the boundary as shown in Figure 7-1 below. The acoustic fences must have a minimum acoustic performance of Rw25. The acoustic barrier must be of solid construction (with no air gaps or penetrations including the connections and structural bases) such as:

- Polycarbonate transparent sheeting (selection must ensure the Rw rating is met)
- Timber fence with double lapped boards of standard 15mm thickness, allowing a continuous thickness of 30mm
- Aerated concrete panels such as hebel
- Masonry or precast concrete panels
- Colorbond or equivalent metal fence with a minimum thickness of 0.48mm.
- Any combination of the above

For fences that are to be 2.1m in height, if height restrictions with council requirements are a concern, the top part of the fence (above 1.8m) should lean inwards at an angle of approximately 45 degrees to allow for an approximate vertical height of 2m from the ground.

	min. 1.8 m high acoustic fence (red)
	min. 2.1 m high acoustic fence (blue)

Figure 7-1 Indicative Extent of Recommended Acoustic Barrier and Heights



2. Central Facilities Building

- All glazed elements on the ground floor (kitchen and dining) must be minimum Rw30 (typically 5mm lam).

- All glazed elements on the first-floor north façade must be Rw 34 (typically 8mm lam), west or east facades must be minimum Rw 32 (typically 6mm lam) and minimum Rw 30 (typically 5mm lam) for the southern facade.
- All windows must remain closed at all times of operation to minimise noise breakout to the northern residential receiver.
- The indoor PA system/reinforced systems will need to be fed through a limiter and calibrated to ensure maximum operable levels to ensure a maximum spatial average of 85dB(A) within the auditorium.

3. Mandir (Main Temple)

- All glazed elements on the first floor of all facades must be minimum Rw 30 (typically 5mm lam) and must remain closed during any events.

Note that for recommendations 2 and 3 above, the Rw rating is required for the complete glazing and frame assembly. The glazing thicknesses indicated above will not necessarily meet the required Rw rating without an appropriate frame system. It will therefore be necessary to provide a window glass and frame system having a laboratory tested acoustic performance meeting the required values provided in the table above. To satisfy this, proprietary acoustic systems are recommended that achieve the above recommended acoustic ratings.

4. General Management Measures

- No PA's or reinforced music or speech systems may be used in any of the outdoor spaces at any given time if acoustic compliance must be maintained.
- The car park area and parking should be limited to 10 km/hr to keep noise emissions low.
- Signage must be displayed clearly to ensure patrons in the carpark are aware of potential noise generation activity and to remain as quiet as possible during the early morning hours.

5. Outdoor Mechanical Plant and equipment

The final selections of any the outdoor mechanical and plant equipment must be checked so that the rated sound power/pressure levels will comply at the boundary of the sensitive residences (existing and proposed) with the following levels presented in the table below (based on the EPA NPf Project Trigger Levels listed in Section 5.3.1 of the report as follows:

5.3.1 Operational & Mechanical Plant & Equipment Noise Breakout Goals

Table 5-1 Project Noise Trigger Levels at Residential Receiver R1

Receiver Type	Period	Measured RBL (L _{A90})	Acceptable Noise Levels L _{Aeq(period)}	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels L _{Aeq15min}
				Amenity L _{Aeq15min}	Intrusiveness L _{Aeq15min}	
Residential Receiver Boundary* of R1	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	47 dB(A)
	Evening	42 dB(A)	45 dB(A)	43 dB(A)	47 dB(A)	43 dB(A)
	Night	34 dB(A)	40 dB(A)	38 dB(A)	39 dB(A)	38 dB(A)

Table 5-2 Project Noise Trigger Levels at Residential Receiver R2

Receiver Type	Period	Measured RBL (L _{A90})	Acceptable Noise Levels L _{Aeq(period)}	NSW Noise Policy for Industry Criteria		Project Noise Trigger Levels L _{Aeq15min}
				Amenity L _{Aeq15min}	Intrusiveness L _{Aeq15min}	
Residential Receiver Boundary* of R2	Day	42 dB(A)	55 dB(A)	53 dB(A)	47 dB(A)	47 dB(A)
	Evening	40 dB(A)	45 dB(A)	43 dB(A)	45 dB(A)	43 dB(A)
	Night	32 dB(A)	40 dB(A)	38 dB(A)	37 dB(A)	37 dB(A)

* The boundary of the receiver premises is based on The Noise Policy for Industry 2017 (NPfI) which states in Section 2.6 that an acoustic assessment is to be performed:

“at the reasonably most-affected point on or within the residential property boundary or, if that is more than 30 metres from the residence, at the reasonably most-affected point within 30 metres of the residence, but not closer than 3 metres to a reflective surface and at a height of between 1.2–1.5 metres above ground level.”.

- 14.2.2 The Plan of Management is to be implemented and is to be monitored and enforced by those managing the Place of Public Worship.
- 14.2.3 Upon receipt of a justified complaint in relation to noise pollution emanating from the premises, an acoustical assessment is to be carried out in accordance with the requirements of the 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.
- 14.2.4 A post commissioning report must be produced by an acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) within 3 – 6 months of the proposed development operating to validate the Environmental Noise Impact Assessments findings. The report is to be submitted to Council to review.
- 14.2.5 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.

- 14.2.6 All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the Protection of the Environment Operations Act 1997.
- 14.2.7 In accordance with the requirements of Part 5.7 Protection of the Environment Operations Act 1997, Council is to be informed of any pollution incident that occurs in the course of carrying out the approved activity where material harm to the environment is caused or threatened.
- 14.2.9 No food or public health related activities are allowed on the premises under this consent. Separate approval will be required from Council before such activity can occur.

14.3 Access / Parking

- 14.3.1 All required off-street car parking spaces and internal driveways/aisles shall be maintained to a standard suitable for the intended purpose.
- 14.3.2 Staff are required to park on site at all times.
- 14.3.3 All loading, unloading operations and parking shall take place at all times wholly within the confines of the land.
- 14.3.4 All vehicles must enter and exit the site in a forward direction.
- 14.3.5 Access and parking for people with disabilities shall be maintained in accordance with provisions of Australian Standards 2890.1.
- 14.3.6 Access to the car parking area is to be closed upon the last staff member or visitor leaving the site, and at the latest by 10 pm daily.

14.4 Specific Uses

- 14.4.1 The approved '*place of public worship*' and '*community facility*' shall comply with the requirements of the following definition contained within the Blacktown Local Environmental Plan 2015:

'place of public worship' means "a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training."

'community facility' means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.'

- 14.4.2 The development shall not be used or converted for use for any purpose other than that:
 - (a) Granted consent by Council's Notice of Determination, or
 - (b) Which is "Exempt Development" under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or other NSW or Council planning instrument.

14.5 Waste Collection

- 14.5.1 Waste and recycling collection services for the place of public worship are to be in accordance with the approved Management Plan which nominates an external contractor.
- 14.5.2 No bins are to be located or placed in the approved waste collection points outside the scheduled collection time for that area.
- 14.5.3 It is the responsibility of the building manager / caretaker to transfer bins to the nominated collection point and remove them on the same day of service which will be in line with this area's collection schedules.

14.6 General

- 14.6.1 The place of public worship and community facility is permitted to operate from 7:00 am to 11:00 am and 4:00 pm to 8:30 pm, 7 days a week. During the 4 special annual event days, the following hours of operation apply:

Holi: 4:00 pm – 8:00 pm

Ram Navami: 10:00 am – 12:00 pm, 6:00 pm – 8:30 pm

Janmashtami: 6:00 pm – 8:30 pm

Diwali: 10:00 am – 12:00 pm, 4:00 pm – 8:00 pm

- 14.6.2 All meetings and events in the place of public worship and central facilities building including the amplification of any speech or music must cease by 8:30 pm.
- 14.6.3 All staff and visitors/persons attending the place of public worship and hall are to leave the premises by 10:00 pm.
- 14.6.4 The outdoor areas are not to be occupied/used after 9:00 pm daily, other than for site egress.
- 14.6.5 The noise from the use/activities to be held at the place of public worship and community facility is to be in accordance with the approved acoustic report.
- 14.6.6 The number of patrons visiting the site is to be in accordance with the Plan of Management, as follows:

Table 1: Schedule of Regular Services

Day	Time	Activity	Maximum No. of People
Monday - Friday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	8:00 AM - 9:00 AM	Morning Prayer Service	25
	9:00 AM - 10:00 AM	Morning Prayer Service	25
	10:00 AM - 11:00 AM	Senior Citizen Group	40
	12:00 PM - 4:00 PM	CLOSED	
	4:00 PM - 7:00 PM	Admin (People will Rotate)	10
	4:00 PM - 5:00 PM	Youth Group	30
	5:00 PM - 6:00 PM	Evening Prayer Service	40
	6:00 PM - 7:00 PM	Evening Prayer Service	40
	7:00 PM - 8:30 PM	Evening Prayer Service	75
Saturday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	8:00 AM - 9:00 AM	Morning Prayer Service	50
	9:00 AM - 10:00 AM	Morning Prayer Service	50
	10:00 AM - 11:00 AM	Morning Prayer Service	80
	12:00 PM - 4:00 PM	CLOSED	
	4:00 PM - 7:00 PM	Admin (People will Rotate)	10
	4:00 PM - 5:00 PM	Evening Prayer Service	60
	5:00 PM - 6:00 PM	Evening Prayer Service	80
	6:00 PM - 8:30 PM	Saturday Assembly	200
Sunday	7:00 AM - 12:00 PM	Admin (People will Rotate)	5
	8:00 AM - 9:00 AM	Morning Prayer Service	50
	9:00 AM - 10:00 AM	Morning Prayer Service	50
	10:00 AM - 11:00 AM	Morning Prayer Service	80
	12:00 PM - 4:00 PM	CLOSED	
	4:00 PM - 7:00 PM	Admin (People will Rotate)	10
	5:00 PM - 6:00 PM	Evening Prayer Service	80
	6:00 PM - 7:00 PM	Evening Prayer Service	80
	7:00 PM - 8:30 PM	Evening Prayer Service	100

The number of patrons visiting the site during the special events is to be in accordance with the revised Plan of Management required by condition 13.16.1.

- 14.6.7 For the duration of the trial period, the management, maintenance and operation of the premises is to be conducted in a manner that complies with the Plan of Management endorsed by Council prior to Occupation Certificate. If there are any proposed changes to operations within the trial period, for any reason, an updated Plan of Management must be submitted to Council for a separate approval, prior to implementation of those changes.
- 14.6.8 For the 3-year trial period, the operator must submit an Annual Patron Management Compliance Report to Council, including:

- o summary of all events
 - o patron numbers
 - o any exceedances
 - o complaints received and actions taken
 - o evidence of non-concurrent use
- 14.6.9 Separate development consent is required from Council should there be a proposal to alter any of the scheduled activities, hours of operation or number of people detailed in these reports, as this would be a significant intensification of use.
- 14.6.10 Spillage of light shall be controlled so as not to cause nuisance to the amenity of adjoining land. All lighting shall be provided in accordance with AS 4282 – Control of Obtrusive Effects of Outdoor Lighting and AS/NZS 1158 – Lighting for Roads and Public Spaces.
- 14.6.11 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.
- 14.6.12 Emission of sound from the land shall be controlled at all times so as to not unreasonably impact upon nearby owners/occupants.
- 14.6.13 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 EPA's Environmental Noise Management - NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise from the premises. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants and shall be submitted to Council for consideration, and those recommendations undertaken by the Applicant.
- 14.6.14 No signage, goods, materials, or the like, are to be stored at any time outside of the building on either the internal vehicular driveway, car parking area, landscaping, footpath.
- 14.6.15 All loading and unloading operations shall take place at all times wholly within the confines of the land. All unloading activities are to be conducted in a manner that does not impact on the amenity of adjoining property owners/occupants.
- 14.6.16 All landscaped areas provided in accordance with the approved landscaping design plan shall be maintained at all times in a suitable manner.
- 14.6.17 Removal of any graffiti visible from any public road or place is the responsibility of the property owner/s. Once identified, all graffiti must be removed within 48 hours. The development is to be maintained in accordance with the Total Maintenance Plan.
- 14.6.18 The activities undertaken on the premises are not to cause any adverse impact on the amenity of the surrounding rural residential area.