

**DETERMINATION AND STATEMENT OF REASONS**  
SOUTHERN REGIONAL PLANNING PANEL

|                                 |   |
|---------------------------------|---|
| <b>DATE OF DETERMINATION</b>    | 16 May 2024   |
| <b>DATE OF PANEL DECISION</b>   | 15 May 2024   |
| <b>PANEL MEMBERS</b>            | Chris Wilson (Chair), Juliet Grant, Grant Christmas |
| <b>APOLOGIES</b>                | John Preston, Bryce Wilson                          |
| <b>DECLARATIONS OF INTEREST</b> | None  |

Papers circulated electronically on 13 May 2024.

**MATTER DETERMINED**

PPSSTH-302 – Queanbeyan-Palerang - DA.2023.0420 - Alterations and additions to the Jerrabomberra High School (as described in Schedule 1).

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Request to contravene a development standard**

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Queanbeyan-Palerang Local Environmental Plan 2022 (LEP), that has demonstrated that:

- a) compliance with cl. 4.3(2) (building height) is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard

the Panel was satisfied that:

- a) the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- b) the development is in the public interest because it is consistent with the objectives of cl. cl. 4.3(2) (building height) of the LEP and the objectives for development in the Private Recreation (RE2) zone; and
- c) the concurrence of the Secretary has been assumed.

**Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel determined to uphold the request under clause 4.6 of the Queanbeyan-Palerang LEP (2022) to contravene the development standard for building height and approve the application for the reasons outlined in the Council Assessment Report. The Panel was satisfied that :

- The prerequisites for the grant of consent had been met.
- The proposal is a planned extension of an approved school which is generally consistent with the South Jerrabomberra Master Plan and consistent with the Neighbourhood Structure Plan.
- The proposal, where relevant, is consistent with the objectives of applicable planning legislation.

- The proposal has been designed to both complement the existing approved school (Stage 1 under construction) and integrate into both the school and wider urban landscape.
- A thorough assessment in terms of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* has been undertaken. The key issues of building height, built form and urban design, traffic and car parking, acoustic issues, earthworks, waste management and safety, security and crime prevention have been fully considered and found to be satisfactory.
- Consequently, the proposal will not result in any unacceptable amenity, environmental or land use safety impacts subject to the imposition of the conditions of consent.
- The proposal will deliver an important community asset and is in the public interest.

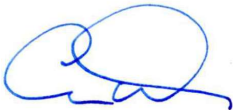


#### CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report and attached in Schedule 2. The Panel does not propose any amendments to the draft conditions.

The Crown Applicant provided its agreement to the draft conditions of consent on 10 May 2024.

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

| PANEL MEMBERS   |   |
|---|---|
| <br>Chris Wilson (Chair) | <br>Grant Christmas |
| <br>Juliet Grant       |   |

| SCHEDULE 1 |   |  |
|------------|---|--|
| 1          | PANEL REF – LGA – DA NO.                              | PPSSTH-302 – Queanbeyan-Palerang - DA.2023.0420  |
| 2          | PROPOSED DEVELOPMENT                                  | Alterations and additions to Jerrabomberra High School comprising the construction of a new school building (Block E), an extension to the existing car park (34 additional car spaces and 114 bicycle spaces), a large outdoor play space, internal alterations to existing Block B and associated infrastructure and landscape works   |
| 3          | STREET ADDRESS  | Lot 2 DP 1277158 No 101 Envirova Drive Jerrabomberra   |
| 4          | APPLICANT/OWNER                                       | School Infrastructure NSW (NSW Department of Education) (c/o Mecone)   |
| 5          | TYPE OF REGIONAL DEVELOPMENT                          | Private infrastructure and community facilities over \$5 million   |
|            |   | Crown development over \$5M  |
| 6          | RELEVANT MANDATORY CONSIDERATIONS                     | <ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Biodiversity &amp; Conservation) 2021</li> <li>State Environmental Planning Policy (Resilience &amp; Hazards) 2021</li> <li>State Environmental Planning Policy 2021</li> <li>Queanbeyan-Palerang Local Environmental Plan 2022</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>South Jerrabomberra Development Control Plan</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul> |
| 7          | MATERIAL CONSIDERED BY THE PANEL                      | <ul style="list-style-type: none"> <li>Council Assessment Report: 13 May 2024</li> <li>Request under CI 4.6 to contravene development standard relating to Building Height.</li> <li>Written submissions during public exhibition: 0</li> </ul>  |
| 8          | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> <li>Council and Applicant Briefing: 4 October 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas</li> <li><u>Council assessment staff</u>: Mary Kunang, Jacinta Tonner</li> <li><u>Applicant representatives</u>: Lachlan MacDonald (SINSW), Jarred Statham (SINSW), Benjamin Frasco (Mecone), Michelle Beck (TKD), Mathew Romanous (TSA), Camile Li (TSA)</li> <li><u>DPIE</u>: Amanda Moylan, Tim Mahoney, Tracey Gillett</li> </ul> </li> <li>Site inspection: 17 January 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas</li> <li><u>Council assessment staff</u>: Kim Johnston (Consultant Assessment Planning), Luceille Yeomans.</li> </ul> </li> </ul>   |
| 9          | COUNCIL RECOMMENDATION                                | Approval   |
| 10         | DRAFT CONDITIONS                                      | Attached to the Council Assessment Report  |

## SCHEDULE 2 – CONDITIONS OF CONSENT

### PART A ADMINISTRATIVE CONDITIONS

#### 1. Plans and documents

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

| Title / Description                                | Prepared by    | Issue/Revision & Date | Date received by Council |
|--|----------------|-----------------------|--------------------------|
| <b>Plans</b>                                       |                |                       |                          |
| <b>Architectural Plans (Job No: 220119)</b>        |                |                       |                          |
| Cover Sheet & Drawing List: AR DA 0000             | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Site Opportunities & Constraints: AR DA 0401       | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Site Analysis: AR DA 0402                          | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Existing Site Plan: AR DA 1000                     | TKD Architects | 26 July 2023 (Rev C)  | 15 September 2023        |
| Proposed Site Plan: AR DA 1001                     | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Proposed Public Domain Works: AR DA 1002           | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Campus Plan - Lower Ground Floor Plan : AR DA 2010 | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Campus Plan - Ground Floor Plan: AR DA 2011        | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| Campus Plan – First Floor Plan: AR DA 2012         | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| GA - Lower Ground Floor Plan - Block E: AR DA 2100 | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| GA - Ground Floor Plan - Block E: AR DA 2101       | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| GA – Roof Plan - Block E: AR DA 2102               | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| GA - Ground Floor Plan - Block B: AR DA 2103       | TKD Architects | 26 July 2023 (Rev A)  | 15 September 2023        |
| Site Elevations: AR DA 3000                        | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |
| North and South Elevations: AR DA 3100             | TKD Architects | 26 July 2023 (Rev D)  | 15 September 2023        |

|  |                |                      |                   |
|--|----------------|----------------------|-------------------|
| East and West Elevations: AR DA 3101       | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Height Plane Diagram: AR DA 3150           | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Site Sections-1: AR DA 3400                | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Block Sections-1: AR DA 3410               | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| GFA Plans: AR DA 8001                      | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Shadow Analysis - June: AR DA 8201         | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Shadow Analysis - December: AR DA 8202     | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Shadow Analysis - September: AR DA 8203    | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Shadow Analysis - March: AR DA 8204        | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Materials and Finishes: AR DA 9000         | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| Perspectives: AR DA 9100                   | TKD Architects | 26 July 2023 (Rev D) | 15 September 2023 |
| <b>Landscape Plans (Project No 20575)</b>  |                |                      |                   |
| Cover Sheet: L_0001                        | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| General Arrangement/Site Plan: L_1001      | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Detailed Plan 01: L_1101                   | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Detailed Plan 02: L_1102                   | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Detailed Plan 03: L_1103                   | Context        | 28 July 2023 (Rev A) | 15 September 2023 |
| Planting Plan: L_3001                      | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Proposed Tree Plan: L_3002                 | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Planting Palettes: L_3003                  | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Fencing Plan: L_4000                       | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Landscape Sections: L_6000                 | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| Landscape Sections: L_6001                 | Context        | 27 July 2023 (Rev A) | 15 September 2023 |
| <b>Civil Plans (Project No)</b>            |                |                      |                   |
| Drawing Register & Locality: JHS-CI-DA-01  | NDY            | 28 July 2023; Rev C  | 15 September 2023 |
| Construction Notes – Sheet 1: JHS-CI-DA-02 | NDY            | 28 July 2023; Rev C  | 15 September 2023 |

|  |                |   |                   |
|--|----------------|---|-------------------|
| Construction Notes and Legend: JHS-CI-DA-03                    | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Erosion & Sediment Control (ESC) - Layout Plan: JHS-CI-DA-04   | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Erosion & Sediment Control (ESC) - Details: JHS-CI-DA-05       | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Bulk Earthworks – Layout Plan: JHS-CI-DA-06                    | NDY            | 28 July 2023; Rev D                           | 15 September 2023 |
| Bulk Earthworks – Sections – Sheet 1: JHS-CI-DA-07             | NDY            | 28 July 2023; Rev D                           | 15 September 2023 |
| Bulk Earthworks – Sections – Sheet 2: JHS-CI-DA-08             | NDY            | 28 July 2023; Rev D                           | 15 September 2023 |
| General Arrangement - Layout Plan: JHS-CI-DA-09                | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Stormwater Drainage Plan - Layout Plan - Sheet 1: JHS-CI-DA-10 | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Stormwater Drainage Plan - Layout Plan – Sheet 2: JHS-CI-DA-11 | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Stormwater Drainage Plan - Layout Plan – Sheet 3: JHS-CI-DA-12 | NDY            | 28 July 2023; Rev C                           | 15 September 2023 |
| Stormwater Catchment Plan Pre-Development - Layout Plan        | NDY            | 28 July 2023; Rev B                           | 15 September 2023 |
| Stormwater Catchment Plan Post-Development - Layout Plan       | NDY            | 28 July 2023; Rev B                           | 15 September 2023 |
| <b>Documents</b>   |                |   |                   |
| Statement of Environmental Effects & CI 4.6                    | Mecone         | July 2023 (Rev B)                             | 15 September 2023 |
| Architectural Design Report                                    | TKD Architects | July 2023                                     | 15 September 2023 |
| Transport and Accessibility Impact Assessment                  | TTW            | 28 July 2023 (Project No: 231314 TAAA, Rev 1) | 15 September 2023 |
| Crime Prevention Through Environmental Design (CPTED) Report   | Mecone         | August 2023                                   | 15 September 2023 |
| Landscape Design   | Context        | 27 July 2023 (Rev A)                          | 15 September      |

|   |                                     |  |                   |
|---|-------------------------------------|--|-------------------|
| Report  |                                     |  | 2023              |
| Flood statement   | Martens                             | 21 July 2023                                 | 15 September 2023 |
| Bushfire Protection Assessment                                    | Ecological                          | 15 September 2023, V2                        | 15 September 2023 |
| Building Code of Australia 2022 Report                            | Group DLA                           | 13 July 2023 (Project No: GDL230294, Rev A)  | 15 September 2023 |
| Construction Waste Management Plan                                | EcCell Environmental Management P/L | 31 July 2023 (Rev 1)                         | 15 September 2023 |
| Operational Waste Management Plan                                 | EcCell Environmental Management P/L | 31 July 2023 (Rev 1)                         | 15 September 2023 |
| Stormwater Management Strategy                                    | NDY                                 | 28 July 2023 (rp230510m0007 Rev 2.0)         | 15 September 2023 |
| Preliminary Site Investigation (Contamination)                    | Douglas Partners                    | June 2023 (Project: 94188.06, Rev 1)         | 15 September 2023 |
| Environmental Noise and Vibration Assessment                      | Acoustic Logic                      | 1 August 2023 20230612.1/0108A/R1/GC (Rev 1) | 15 September 2023 |
| Geotechnical Assessment of Spoil Stockpiles - Material Assessment | ACT Geotechnical Engineers P/L      | 27 July 2023 (Ref: JM/C13503)                | 15 September 2023 |
| Access Report   | Group DLA                           | 28 July 2023 (Project No: GDL230295, Rev B)  | 15 September 2023 |

except as modified by any of the following conditions of consent.

*Reason: To ensure the development is undertaken in accordance with this consent and is used for the approved purpose only.*

## **2. Limits of Consent**

This consent lapses five (5) years after the date of consent unless work is physically commenced.

*Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.*

## **3. Compliance with the Building Code of Australia**

All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

*Reason: Prescribed condition under the Environmental Planning and Assessment Act 1979.*

## **4. Obligation to Minimise Harm to the Environment**

In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

*Reason: To ensure the protection of the environment.*

## 5. Signage

A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

*Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.*

## 6. External Materials

The external colours, materials and finishes of the building must be consistent with the approved plans referenced in this consent. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:

- (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;
- (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and
- (c) a copy of any approved changes to the external colours and/or building materials is provided to the Council for information.

*Reason: To ensure the development is compatible with the approved school on the site (stage 1).*

## 7. Integrated Development Conditions

The following conditions are imposed in the General Terms of Approval, pursuant to Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, pursuant to Section 100B of the *Rural Fires Act 1997* issued by the NSW Rural Fire Service dated 17 November 2023:

### General Conditions

1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority:
  - The plan titled "Proposed Site Plan, Drawn by TDK Architects, Job No: 220119, Rev: D, Drawing No: JHSTKD- ZZ-ZZ-DR-AR-1001, Dated 26/07/2023"
  - The bush fire assessment prepared by "Ecological, Jerrabomberra High School Stage 2, School Infrastructure NSW (SINSW), Project No: 23HUS5553, Version: 2, Dated 15/09/2023"

### APZ over adjoining Lot 1 DP 1281781

2. At the issue of a Crown Certificate, if the land immediately to the south of existing Lot 2 DP 1277158 has not been developed and the bush fire hazard removed, a suitably worded instrument(s) must be created pursuant to section 88B of the *Conveyancing Act 1919*. The distances shall be applied in accordance with Table 3 and the diagram titled Figure 3: Bushfire hazard assessment of the bush fire assessment prepared by "Ecological, Jerrabomberra High School Stage 2, School Infrastructure NSW (SINSW), Project No: 23HUS5553, Version: 2, Dated 15/09/2023".

The instrument may be lifted upon commencement of any future proposed development on the adjoining land immediately to the south, but only if the bush fire hazard is removed as part of the proposal. The name of authority empowered to release, vary, or modify the instrument must be Queanbeyan-Palerang Regional Council.

### Asset Protection Zones



***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

3. From the commencement of building works and in perpetuity, the entire property must be managed as an inner protection area in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

### **Construction Standards**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

4. New construction must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard – Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

### **Water and Utility Services**

***The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

5. New provisions of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:
  - reticulated water is to be provided to the development where available;
  - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
  - hydrants are not located within any road carriageway;
  - reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
  - fire hydrant flows and pressures comply with the relevant clauses of AS 2419;
  - all above-ground water service pipes are metal, including and up to any taps;
  - where practicable, electrical transmission lines are underground;
  - where overhead, electrical transmission lines are proposed as follows:
    - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
    - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
  - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
  - reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used;
  - all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
  - connections to and from gas cylinders are metal; polymer - sheathed flexible gas supply lines are not used; and
  - above-ground gas service pipes are metal, including and up to any outlets.

### **Landscaping Assessment**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting***

**activities.**

6. New landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

**Emergency and Evacuation Planning Assessment**

***The intent of measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

7. A Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. The plan must also include the following:
  - a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates;
  - contact details for the local Rural Fire Service office;
  - procedures for coordinated evacuation of the site in consultation with local emergency services.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to the occupation of the development.

*Reason: To ensure compliance with the Environmental Planning and Assessment Act 1979.*

**8. Bus Service Implementation (recommended by Transport for NSW)**

A minimum of eight (8) months before the occupation/use of the new infrastructure approved by this consent as a school, the NSW Department of Education/operator of the school shall contact the TfNSW Rural and Regional Contracts team (please email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au) to obtain contact details) to enable discussions with bus operators. This is required to ascertain whether TfNSW will need to vary existing school/public bus routes and/or determine if any new service is required.

*Reason: To ensure there are safe and appropriate bus services offered to students as recommended by TfNSW.*

**9. School Transport Plan (recommended Transport for NSW Condition)**

- (a) Before occupation/use of the alterations and additions and any expansion of the school student numbers that were approved under SSD-24461956, the NSW Department of Education/operator of the school shall:
  - (i) Update the existing Jerrabomberra High School Transport Plan. The updated plan shall comply with the provisions of Condition D25 of the development consent for SSD-24461956 to include the larger school population approved under DA2023.0420. This is to be undertaken in consultation with the Council and the TfNSW Travel Demand Management team (email to [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au)); and
  - (ii) Submit a copy of the final Transport Plan to TfNSW and Council.

Note: Transport for NSW has developed a Travel Plan Toolkit designed for the person or group responsible for developing and implementing a Travel Plan. This toolkit provides the steps, templates and resources for developing a comprehensive Travel Plan and may be accessed at: <https://www.mysydney.nsw.gov.au/travelchoices/tdm>.

- (b) Every 6 months the operation of the school transport plan shall be reviewed with the school

travel plan being updated annually and implemented for the life of the development. As part of updating the travel plan consultation should be had with Council, TfNSW and the school community/parents.

*Reason: To ensure there are safe and appropriate transport arrangements for students as recommended by TfNSW.*

#### **10. Obstacle Limitation Surface (recommended by Canberra Airport)**

Should any of the construction details change in relation to height or location of buildings or if a crane is required to construct the proposal, an application to Canberra Airport may be required for a further Obstacle Limitation Surface assessment.

*Reason: To ensure that the obstacle limitation surface is protected from development.*

#### **11. Essential Energy Requirements (recommended by Essential Energy)**

Essential Energy recommended the following requirements are imposed:

- (a) A distance of 3 metres from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk from the underground pad mount 11kv transformer. Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed (Section 49 of the Electricity Supply Act 1995 (NSW)).
- (b) All works must comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities.
- (c) If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
- (d) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the property must be complied with.
- (e) Any activities in proximity to electrical infrastructure must be undertaken in accordance with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*;
- (f) Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995* (NSW). The location of overhead and underground powerlines are also shown in the Look Up and Live app [essentialenergy.com.au/lookupandlive](http://essentialenergy.com.au/lookupandlive).

*Reason: To ensure the safety of the development having regard to electrical infrastructure.*

### **PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION**

#### **12. Crown Building Work**

Certification by or on behalf of the Crown shall be provided that certifies the Crown building work complies with the *Building Code of Australia* prior to the commencement of construction.

*Reason: To ensure the Crown building work is in accordance with Section 6.28(2) of the Environmental Planning and Assessment Act 1979.*

#### **13. Modification of SSD 24461956**

The state significant development approval (SSD 24461956 ) shall be amended pursuant to Section 4.17(1)(b) and (5) of the Environmental Planning and Assessment Act 1979 and Section 67 of the Environmental Planning and Assessment Regulation 2021 by providing a written notice to the consent authority with respect to the alterations to Building B (conversion of food technology rooms to science classrooms/laboratories). The written notice must ensure both this approval and SSD 24461956 are consistent with JHS-TKD-BA-L0-DR-AR-2103 dated 26 July 2023 prepared by TKD Architects. Condition Number A2 is to be amended accordingly.

*Reason: To ensure consistency between this approval and the SSD Approval.*

#### **14. Notification of Commencement**

The Applicant must notify the Council in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

*Reason: To ensure Council is aware of the commencement of construction works.*

#### **15. Structural Certified Drawings**

Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.

*Reason: To ensure the works are structurally adequate.*

#### **16. Long Service Levy**

Prior to the commencement of construction, the Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

*Reason: To ensure compliance with the Building and Construction Industry Long Service Payments Act 1986.*

#### **17. External Walls and Cladding**

Prior to the commencement of construction, the Applicant must provide the Certifier with documentary evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.

*Reason: To ensure compliance with the Building Code of Australia.*

#### **18. Pre-Construction Dilapidation Report – Protection of Public Infrastructure**

Prior to the commencement of construction, the Applicant must:

- (a) Consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
- (b) Prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;
- (c) Submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and

- (d) Provide a copy of the Pre-Construction Dilapidation Report to the Council when requested.

*Reason: To ensure the protection of public infrastructure.*

## **19. Pre-Construction Survey – Adjoining Properties**

Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development. Where the offer for a pre-construction survey is accepted, the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.

Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by this consent, the Applicant must:

- (a) Provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;
- (b) Submit a copy of the Pre-Construction Survey Report to the Certifier; and
- (c) Provide a copy of the Pre-Construction Survey Report to Council when requested.

*Reason: To ensure the protection of private development.*

## **20. Ecologically Sustainable Development**

Prior to the commencement of construction, unless otherwise agreed by the Council, the Applicant must demonstrate that ESD is being achieved by either:

- (a) Registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or
- (b) Seeking approval from the Council for an alternative certification process.

*Reason: To ensure the proposal achieves the objectives for ecologically sustainable development.*

## **21. Outdoor Lighting**

Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 *Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements* and AS 4282-2019 *Control of the obtrusive effects of outdoor lighting*.

*Reason: To ensure lighting of the site is adequate and does not adversely impact on adjoining properties.*

## **22. Construction Environmental Management Plan**

Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (**CEMP**) to the Certifier and provide a copy to the Council for information. The CEMP must include, but not be limited to, the following:

- (a) Details of:
  - (i) hours of work;
  - (ii) 24-hour contact details of site manager;
  - (iii) management of dust and odour to protect the amenity of the neighbourhood;
  - (iv) external lighting in compliance with AS 4282-2019 *Control of the obtrusive effects of outdoor lighting*;
  - (v) community consultation and complaints handling as set out in the Community Communication Strategy required by this consent;

- (b) An unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed in accordance with the recommendations of the *Preliminary Site Investigation* (Project No 94188.06), prepared by Douglas Partners and dated June 2023;
- (c) An unexpected asbestos finds protocol and associated communications procedure prepared in accordance with the recommendations of the *Preliminary Site Investigation* (Project No 94188.06), prepared by Douglas Partners and dated June 2023 to ensure that any asbestos or suspected asbestos material is appropriately managed (this must include fencing off and assessment of any suspected asbestos material found by an NSW licensed asbestos assessor);
- (d) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- (e) The Poplars EPBC Act *Construction Environmental Management Plan* (EPBC No. 2020/8801), prepared by Indesco and dated 17 October 2021;
- (f) The construction phase mitigation measures detailed in the *Aviation Wildlife Hazard Assessment*, prepared by Alison Rowell and dated February 2022;
- (g) Construction Traffic and Pedestrian Management Sub-Plan (refer to other conditions below);
- (h) Construction Noise and Vibration Management Sub-Plan (refer to other conditions below);
- (i) Construction Waste Management Sub-Plan (refer to other conditions below);
- (j) Construction Soil and Water Management Sub-Plan (refer to other conditions below); and
- (k) Construction Flood Emergency Management Plan (refer to other conditions below).

*Reason: To ensure the impact on the environment is minimised during construction and for consistency with SSD-24461956 approval.*

### **23. Construction Traffic and Pedestrian Management Sub-Plan**

The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to address, but not be limited to, the following:

- (a) Be prepared by a suitably qualified and experienced person(s);
- (b) Be prepared in consultation with Council, whereby consultation consists of the Applicant submitting the draft CTPMSP to the Council and granting the Council a period of two weeks from the date of receipt to review and provide comments;
- (c) Provision of a traffic management plan is to be submitted to and approved by Council under *Section 138 of the Roads Act 1993* prior to undertaking any works within a public road reserve or affecting the road reserve. Where occupancy of the road reserve is required, a Section 138 application shall accompany the Traffic Management Plan for local roads.
- (d) Detail:
  - (i) measures to ensure the provision of student and staff safety within the occupied portion of the school (Stage 1);
  - (ii) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists, pedestrians and bus services;
  - (iii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;
  - (iv) heavy vehicle routes, access and parking arrangements;

- (v) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and
- (vi) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).

*Reason: To ensure the safety and efficiency of the road network during construction and for consistency with SSD-24461956 approval.*

## **24. Construction Noise and Vibration Management Sub-Plan**

The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:

- (a) Be prepared by a suitably qualified and experienced noise expert;
- (b) Describe procedures for achieving the noise management levels in the EPA's *Interim Construction Noise Guideline* (DECC, 2009);
- (c) Describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers including nearby residents and staff and students in the existing school on the site (Stage 1);
- (d) Describe the engagement undertaken with the community to understand construction noise concerns and the subsequent communication of noise mitigation strategies.
- (e) Include a complaints management system that would be implemented for the duration of the construction; and
- (f) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures.

*Reason: To ensure the acoustic amenity of the area is maintained during construction and for consistency with SSD-24461956 approval.*

## **25. Construction Waste Management Sub-Plan**

The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:

- (a) The recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;
- (b) Information regarding the recycling and disposal locations; and
- (c) Confirmation of the contamination status of the development areas of the site based on the validation results.

*Reason: To ensure adequate provisions are made for waste management during construction and for consistency with SSD-24461956 approval.*

## **26. Construction Soil and Water Management Sub-Plan**

The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:

- (a) Be prepared by a suitably qualified expert, in consultation with Council, whereby consultation

consists of the Applicant submitting the draft CSWMSP to the Council and granting the Council a period of two weeks from the date of receipt to review and provide comments;

- (b) Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
- (c) Describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'. The measures shall include diverting uncontaminated run-off around cleared or disturbed areas, construction of a silt fence to prevent debris escaping into drainage systems or waterways, and stockpiled topsoil, excavated material, construction and landscaping supplies and debris to be contained within the site.
- (d) Should stockpiles remain within the site, an intrusive investigation should be undertaken to delineate the extent and quality of the stockpile (the recommendations of the *Preliminary Site Investigation* prepared by Douglas Partners and dated June 2023 must be complied with);
- (e) Provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);
- (f) Detail all off-site flows from the site; and
- (g) Describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site.

*Reason: To ensure the impact on the environment is minimised during construction and for consistency with SSD-24461956 approval.*

## **27. Construction Flood Emergency Management Sub-Plan**

The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:

- (a) Be prepared by a suitably qualified and experienced person(s);
- (b) Address the provisions of the *Floodplain Risk Management Guidelines*;
- (c) Include details of:
  - (i) the flood emergency responses for the construction phase of the development;
  - (ii) predicted flood levels;
  - (iii) flood warning time and flood notification;
  - (iv) assembly points and evacuation routes;
  - (v) evacuation and refuge protocols;
  - (vi) awareness training for employees and contractors, and users/visitors;
  - (vii) appropriate management of materials on site.

*Reason: To ensure the safety and people on the site during construction and for consistency with SSD-24461956 approval.*

## **28. Driver Code of Conduct**

A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:



- (a) Minimise the impacts of earthworks and construction on the local and regional road network;
- (b) Minimise conflicts with staff and students using the existing school (Stage 1) on the site and other road users;
- (c) Minimise road traffic noise; and
- (d) Ensure truck drivers use specified routes.

*Reason: To ensure the safety and efficiency of the road network during construction and for consistency with SSD-24461956 approval.*

## **29. Construction Parking**

Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise residential streets or public parking facilities or the car park adjoining Lexcen Avenue which for school staff only.

*Reason: To ensure the safety and efficiency of the road network during construction and for consistency with SSD-24461956 approval.*

## **30. Operational Noise – Design of Mechanical Plant and Equipment**

Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the *Environmental Noise & Vibration Assessment* prepared by Acoustic Logic dated 1 August 2023, have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the *Environmental Noise & Vibration Assessment*.

*Reason: To ensure the acoustic amenity of the area is maintained.*

## **31. Car Parking Arrangements**

Prior to the commencement of construction of the extended car parking area and bicycle spaces, documentary evidence of design compliance with the following requirements must be submitted to the Certifier:

- (a) A minimum of 34 additional on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and
- (b) The swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.

*Reason: To ensure the safety and efficiency of the car and bicycle parking areas and for consistency with SSD-24461956 approval.*

## **32. Protection of Council Sewer Easement**

Prior to the commencement of construction, structural plans must be provided to Council for concurrence as the sewer and water authority, which are to demonstrate that the footings of the structure will not be located within the zone of influence of Council's sewer easements.

*Reason: To ensure that public services are not damaged or otherwise impacted by the development and to allow for safe access and maintenance of services within the easements by Council personnel.*

## **33. Section 68 Application for Sewer Relocation**

Prior to the commencement of construction, a Section 68 application shall be submitted to Council for the relocation of the existing sewer line on the site and accompanied by Engineering Design Plans and Certification Report.

The existing 225mm diameter PVC sewer main from manhole S113 to S119 shall be relocated out of the building envelope with an accommodating easement with a minimum width of 5 metres factoring in the depth of the proposed realigned sewer main. The existing sewer connection from Stage 1 shall be connected to the proposed realigned sewer main in a hydraulically efficient manner.

Inspections must be performed by the Water and Sewer Authority (Council) when works reach the following stages:

- (a) Immediately prior to connection of new sewer pipes to the existing sewerage system,
- (b) Immediately prior to connection of new water pipes to the existing water reticulation,
- (c) Immediately prior to the backfilling of sewer drainage trenches, and
- (d) Immediately after installation of any on-site stormwater management system.

Council's Environment, Planning and Development section must be given 24 hours' notice of the need for these inspections.

*Note: Any inspections carried out by Council do not imply Council approval or acceptance of the works, and do not relieve the Developer from the requirements to provide an Engineering Construction Certificate Report in accordance with Council's Design and Construction Specifications.*

*Reason: To ensure that hydraulic services are constructed in accordance with Council requirements and to provide design certification of the sewer main relocation works.*

### **34. Trade Waste Application**

Prior to the commencement of construction, a Trade Waste Application (C5) to install a waste treatment device or devices must be submitted to, and approved by, Council. The waste treatment devices proposed must be able to cater for discharges from any kitchen, café and laundry. The application must include the following details:

- (a) Details and location of all processes, tanks, pits and apparatus associated with the generation of trade waste,
- (b) Specifications of the treatment system including capacity/dimensions, material of construction and lining of the proposed pre-treatment facilities and,
- (c) Details of pipes and floor drainage conveying the waste and,
- (d) A detailed sewage drainage plan.

Prior to the commencement of any construction, a Trade Waste Application (C4) for disposal into sewer must be submitted to, and approved by, Council.

Note: For further information regarding Trade Waste treatment and discharge please contact Council's Trade Waste Officer on (02) 6285 6000.

*Reason: To ensure compliance with Section 68 of the Local Government Act 1993, Council's Policy for Discharge of Liquid Trade Waste into Council's Sewer 2004/05 and to protect Council's Sewerage System.*

### **35. Retaining Walls**

Any retaining walls greater than 1 metre in height are to be designed and constructed to structural

engineer's details. Prior to the commencement of construction, a certified copy of the design shall be provided to Council.

*Reason: To ensure all retaining walls are structurally strong enough to bear the loads put on them.*

### **36. Public Domain Works**

Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.

*Reason: To ensure that public domain works satisfy Council's requirements.*

### **37. Internal Noise Levels – Aircraft Noise**

Prior to the commencement of construction (excluding site preparation and earthworks), the Applicant must provide evidence to the Certifier that the proposed building design complies with *Australian Standard AS 2021:2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction* and the recommended acoustic attenuation measures contained in Section 8 of the *Environmental Noise and Vibration Assessment* (Ref: 20230612.1/0108A/R1/GC) prepared by Acoustic Logic and dated 1 August 2023.

*Reason: To ensure the development complies with AS 2021: 2015 and is not subject to unacceptable aircraft noise.*

### **38. Pedestrian Facilities**

The following pedestrian infrastructure shall be constructed as part of the Active Transport network for Jerrabomberra High School;

- a) New concrete refuge island on Bicentennial Drive, just south of Bayside Court adjacent to the egress of Alan McGrath Reserve path.
- b) New 2.5m wide reinforced concrete shared path from No.9 Coral Drive to past the Jerrabomberra Tennis Club courts connecting to the David Madew Oval shared path providing a direct route to Jerrabomberra High School.
- c) New concrete refuge island on Coral Drive adjacent to No.9 Coral Drive to improve safety of children crossing Coral Drive.

*Reason: Providing additional infrastructure to meet the requirements for the Active Transport network and ensuring high school pedestrian safety at road crossing points.*

## **PART C DURING CONSTRUCTION**

### **39. Site Notice**

A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:

- (a) Minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;
- (b) The site notice(s) must be durable and weatherproof and must be displayed throughout the works period;
- (c) The approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and

- (d) The site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

*Reason: To ensure the community are informed of the works and for consistency with SSD-24461956 approval.*

#### **40. Construction Hours**

Construction and demolition works, including the delivery of materials to and from the site, may only be carried out between the following hours:

- (a) Between 7am and 6pm, Mondays to Fridays inclusive; and
- (b) Between 8am and 1pm, Saturdays.
- (c) No work may be carried out on Sundays or public holidays.

A written application shall be made to Council if a variation of hours is required.

The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined in this consent.

*Reason: To ensure the amenity of the surrounding area is preserved during the construction works.*

#### **41. Site Fencing**

A fence must be erected between the development site and public places, including from the existing school on the site (Stage 1) before commencement of any other work.

*Reason: To ensure that an effective barrier is provided to preserve the safety of people and property in public places including the existing school.*

#### **42. Construction Facilities**

Toilet facilities are to be provided at or in the close vicinity of the work site (separate to the facilities used by staff and students of the existing school on the site) on which work involved in the erection or demolition of a building is being carried out.

*Reason: To ensure the provision of adequate facilities to the work site.*

#### **43. Construction Traffic**

During construction:

- (a) All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.
- (b) Haulage truck operations from the site on all public roads shall cease during the period when school buses and the parent drop-off and pick-up facility is in use, between the hours of 7.00 am - 9.00 am and 3.00 pm - 5.00 pm on school days.

*Reason: To ensure potential conflict with existing local traffic, including school traffic is avoided.*

#### **44. Implementation of Management Plans**

The Applicant must carry out the construction of the development in accordance with the CEMP including Sub-Plans. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

*Reason: To ensure the environmental impacts are minimised during construction, to provide for the safety of the public, workers, staff and students during construction and for consistency with SSD-24461956 approval.*

#### **45. Emergency Management**

The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.

*Reason: To ensure the safety of employees and contractors while working on the site.*

#### **46. Approval Documents**

A copy of all stamped approved plans, specifications and documents are to be kept on site while work is being undertaken.

*Reason: To ensure the provision of relevant documentation is available for perusal on site by a council officer, for a compliance check.*

#### **47. Shoring and adequacy of adjoining property**

If any excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining land, the person causing the excavation to be made:

- (a) Must preserve and protect the building from damage from the excavation, and
- (b) If necessary, must underpin and support the building in an appropriate manner to prevent damage from the excavation, and
- (c) Must, at least seven days before excavating, give notice of intention to do so to the owner of the adjoining and furnish particulars of the excavation to the owner of the building being erected or demolished, and
- (d) Satisfy the requirements of SafeWork.

The owner of the adjoining land is not to be liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

*Reason: To ensure excavations relating to building work do not pose a hazard to adjoining properties and is a prescribed condition under the Environmental Planning and Assessment Act 1979.*

#### **48. Demolition Works**

The demolition of the existing building must be carried out in accordance with:

- (a) The requirements of the SafeWork Authority of New South Wales,
- (b) *NSW Work Health and Safety Act 2011*, and
- (c) *Australian Standard AS 2601-2001: The Demolition of Structures*.

*Reason: To ensure compliance with SafeWork and occupational health and safety requirements.*

#### **49. Construction Waste Management**

All waste generated during construction:

- (a) Must be secured and maintained within designated waste storage areas at all times, must not leave the site onto neighbouring public or private properties and be deposited in an

approved landfill at regular periods.

- (b) Must be assessed, classified and managed in accordance with the *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).
- (c) The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.
- (d) The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.

*Reason: To ensure adequate waste management practices are in place during the construction phase.*

#### **50. Imported Fill**

The Applicant must ensure that only certified Virgin Excavated Natural Material (VENM), ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site. The applicant shall keep accurate records of the volume and type of fill to be used and make these records available to the Certifier upon request.

*Reason: to ensure only clean and non-contaminated fill is used on the site.*

#### **51. Compliance with Preliminary Site Investigation**

The development must be constructed in accordance with the recommendations of the *Preliminary Site Investigation* (Project 94188.06) prepared by Douglas Partners dated June 2023. Any contaminated material removed from the site must be disposed of to a licensed disposal facility. Evidence of the location, date and quantities of material disposed of must be submitted to Council.

*Reason: To ensure that contamination is identified and appropriately addressed and to ensure contaminated material removed from the site is disposed of in an environmentally safe manner.*

#### **52. Construction Noise Limits**

The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.

All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

*Reason: To ensure the safety of construction personnel and to limit noise from construction work.*

#### **53. Construction within Boundaries**

The development must be constructed wholly within the boundaries of the site. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

*Reason: To ensure approved works are contained wholly within the subject site.*

#### **54. Unauthorised Use of Public Land and Adjoining Land**

No building materials are to be stored, or construction activities undertaken, on public or adjoining land without prior written approval from Council, with the exception of:

- (a) Installation of a temporary, stabilised construction access across the verge,

- (b) Installation of services,
- (c) Construction of an approved permanent verge crossing.

*Reason: To ensure the prevention of any unnecessary disturbance to public land and to minimise interference with footpaths and its accessibility by pedestrians.*

## **55. Vibration Criteria**

Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) For structural damage, the latest version of DIN 4150-3 (1992-02) *Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
- (b) For human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in this consent.

These vibration limits apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, required as part of the CEMP required by this consent.

*Reason: To ensure the prevention of any vibration damage to nearby properties.*

## **56. Tree Protection**

For the duration of the construction works:

- (a) Street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
- (b) All street trees immediately adjacent to the site boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;
- (c) If access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.
- (d) All trees located on Council owned or managed lands, including the verge between the property boundary and the street kerb and gutter, must be protected in accordance with *AS4970-2009 Tree Protection on Development Sites*.
- (e) During construction, ensure retained trees are protected by cyclone/chain mesh fencing. The fencing must:
  - (i) extend around the drip line of the tree,
  - (ii) be a minimum of 1.8 metres high,
  - (iii) consist of a minimum of 4 panels,
  - (iv) be erected prior to commencement of any work; and
  - (v) remain in place until all site works have been completed.

*Reason: To ensure that tree(s), including street trees, are protected from damage during construction.*

## **57. Dust Management**

During construction, the Applicant must ensure that:

- (a) Activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;
- (b) Trucks entering or leaving the site with loads have their loads covered;
- (c) Trucks associated with the development do not track dirt onto the public road network;
- (d) Public roads used by these trucks are kept clean; and
- (e) Land stabilisation works are carried out progressively on site to minimise exposed surfaces.

*Reason: To ensure that local residents and activities are not disadvantaged by dust during hours of operation.*

## **58. Stormwater Disposal and Water Quality Requirements**

All stormwater from the site must be piped to the existing stormwater system via an on-site detention system to limit the discharge from the site to the pre-development rate in accordance with Council's *D5 Development Design Specification*.

An in-ground Gross Pollutant Trap (GPT) targeting litter is to be installed in accordance with Council's *D7 Erosion Control and Stormwater Management Specification*. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.

Surface water shall not be directed onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

*Reason: To ensure stormwater does not impact on the building or neighbouring properties and to provide satisfactory stormwater disposal and water quality.*

## **59. Plumbing and Drainage**

Plumbing and drainage work must be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005*, the *Plumbing and Drainage Act 2011* and Regulations under that Act and with the *Plumbing Code of Australia*. Such work must be carried out by a person licensed by the NSW Fair Trading. Plumbing and Drainage must be inspected by Council at the relevant stages of construction.

*Reason: To ensure compliance with the inspection requirements of Plumbing and Drainage Regulation 2012 and Council's inspection schedule.*

## **60. Unexpected Finds Protocol – Aboriginal Heritage**

In the event that surface disturbance identifies a new Aboriginal object:

- (a) All works must halt in the immediate area to prevent any further impacts to the object(s);
- (b) A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;
- (c) The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) and the management outcome for the site included in the information provided to AHIMS;



- (d) The Applicant must consult with the Aboriginal community representatives, the archaeologists and the Department of Climate Change, Energy, the Environment and Water to develop and implement management strategies for all objects/sites; and
- (e) Works may only recommence with the written approval of the Council.

*Reason: To ensure Aboriginal Cultural Heritage is protected.*

#### **61. Unexpected Finds Protocol – Historic Heritage**

If any unexpected archaeological relics are uncovered during the work, then:

- (a) All works must cease immediately in that area and notice is to be given to Heritage NSW and the Council;
- (b) Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and
- (c) Works may only recommence with the written approval of the Council.

*Reason: To ensure heritage is protected.*

### **PART D PRIOR TO COMMENCEMENT OF OPERATION**

#### **62. Notification of Occupation**

At least one (1) month before commencement of operation, the date of commencement of the operation of the development must be notified to the Council in writing.

*Reason: To ensure the Council is notified of the commencement of operation.*

#### **63. Work in Accordance with Engineering Specifications**

All construction work must be carried out strictly in accordance with the approved drawings and Council's current Design and Construction Specifications.

*Reason: To ensure design, construction and restoration work is in accordance with Council's standards and requirements.*

#### **64. Crime Prevention**

Prior to the commencement of operation, the recommendations of the *Crime Prevention Through Environmental Design (CPTED) Report* prepared by Mecone dated August 2023 are to be implemented into the design of the school.

*Reason: To ensure the safety and security of the staff, students and infrastructure at the school.*

#### **65. Works as Executed Plans**

Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor and certified by the designer demonstrating the following must be submitted to the Certifier and Council:

- (a) That the stormwater drainage and finished ground levels have been constructed as approved; and
- (b) That the constructed on site detention system has been constructed as approved and is accompanied by evidence of restriction of land use of the land and positive covenant over

the lot in favour of Council.

*Reason: To ensure on site detention is constructed in accordance with the designed system and that its ongoing maintenance is enforceable by law.*

#### **66. On-Site Detention (OSD) Connection**

Prior to the commencement of operation, the Applicant shall at their cost have a Council Development Engineer inspect the orifice plate and connection to Council stormwater infrastructure.

*Reason: To ensure the on-site detention system is constructed in accordance with Council's specification.*

#### **67. Sewage Connection**

Prior to the commencement of operation, the premises are to be connected to Council's sewerage infrastructure. The floor Level is to be 150mm above yard gully, with the floor level of areas with fixtures connected to sewer being at least 150mm above the overflow level of the yard gully and surface water must be prevented from entering the yard gully.

*Reason: To ensure any sewage surcharges occur outside the building and to prevent surface water from entering the sewerage system and that premises are connected to available domestic sewerage system.*

#### **68. Utilities and Services**

Prior to the commencement of operation, a Certificate of Compliance in accordance with the *Water Management Act 2000* must be obtained from Council and submitted to the Certifier. Plumbing and drainage should be inspected at the relevant stages of construction in accordance with Council's inspection schedule.

*Reason: To ensure the constructed infrastructure and services have been completed to Council's specifications.*

#### **69. Insulate Heated and Cold Water Service Pipes**

Prior to the commencement of operation, heated and cold water service pipes installed in the following areas of the building must be insulated in accordance with the requirements of AS 3500: *Plumbing and Drainage*:

- (a) unheated roof spaces
- (b) locations near windows, ventilators and external doors where cold draughts are likely to occur
- (c) locations in contact with cold surfaces such as metal roof and external metal cladding materials.

*Reason: To ensure the prevention of the water service being damaged by water freezing within the pipes due to local climatic conditions.*

#### **70. Mechanical Ventilation**

Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:

- (a) AS 1668.2-2012 *The use of air-conditioning in buildings – Mechanical ventilation* in buildings and other relevant codes; and
- (b) Any dispensation granted by Fire and Rescue NSW.

*Reason: To ensure the protection of health and safety of building occupants.*

#### **71. Covenant on the Land**

Prior to the commencement of operation, the Applicant must provide documentary evidence that the covenants required under section 88B of the *Conveyancing Act 1919* to the site incorporating the restrictions listed below have been created:

- (a) All requisite sewerage easements,
- (b) Drainage easements shall be created over all existing drainage lines,
- (c) All easements specified below and contained in the high school development must benefit Council;
  - i. easements to drain water,
  - ii. easements to drain sewer,
- (d) Nominating Council as the sole power empowered to release, vary or modify restriction or positive covenant numbered in the plan.

*Reason: To ensure public utility services, access and restrictions are legalised over the land.*

## **72. Colours and Material Finishes**

Prior to the commencement of operation, the Applicant must provide the Certifier with documentary evidence that:

- (a) The products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA; and
- (b) The external building materials and colour scheme are to match the existing structure.

*Reason: To ensure the building work is safe and harmonious with the existing building*

## **73. Car Parking**

Prior to the commencement of operation, the car park must:

- (a) Comply with *AS/NZS 2890.1-2004 Parking Facilities Off-Street Car Parking* and *AS/NZS 2890.6-2009 Off-Street Parking for People with Disabilities* including the pavement line marking with bay dimensions which must be shown within the car parking areas to delineate parking bays, including signage for the accessible parking bays;
- (b) Comply with *AS/NZS 1158 Set: 2010 - Lighting for Roads and Public Spaces*; and
- (c) Contain parking spaces, loading bays, driveways and turning aisles which are either concrete or asphalt surfaced, with all parking spaces line marked.

*Reason: To ensure the provision of adequate off-street car parking, including adequate lighting, within the development and to ensure car parking spaces are functional prior to use of the premises.*

## **74. Submission of Traffic Control Devices Plan**

A Traffic Control Devices Plan must be submitted to Council for approval by the Local Traffic Committee prior to the installation of any traffic control devices. It must include line-marking and sign-posting.

*Reason: To ensure the authorisation of traffic control devices.*

## **75. Signage**

Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking and designated bicycle parking areas must be installed.

*Reason: To ensure there is adequate way-finding signage on the site.*

## **76. Outdoor Lighting**

Prior to the commencement of operation, the Applicant must submit documentary evidence from a suitably qualified practitioner to the Certifier that demonstrates the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:

- (a) Complies with the latest version of *AS 4282-2019 - Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
- (b) Has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

*Reason: To ensure the amenity of adjoining properties is protected.*

## **77. Fire Safety Certificate**

Prior to the commencement of operation, a final fire safety certificate is to be provided to Council to the effect that each essential fire safety measure specified in the current fire safety schedule for the building to which the certificate relates has been assessed by a properly qualified person.

**Note:** The assessment of essential fire safety measures must be carried out within the period of 3 months prior to the date on which a final fire safety certificate is issued.

As soon as practicable after the final fire safety certificate is issued, the owner of the building to which it relates:

- (a) Must provide a copy of the certificate (together with a copy of the current fire safety schedule) to the Fire Commissioner, and
- (b) Must display a copy of the certificate (together with a copy of the current fire safety schedule) prominently displayed in the building.

*Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2021.*

## **78. Structural Inspection Certificate**

Prior to the commencement of occupation, a Structural Inspection Certificate (or Compliance) must be submitted to the Certifier. Certifying that the structural works comply with the final design drawings.

*Reason: To ensure the structural integrity of the development.*

## **79. Compliance with Acoustic Report**

All recommendations and specifications detailed in the *Environmental Noise & Vibration Assessment* prepared by Acoustic Logic dated 1 August 2023, must be implemented and adhered to throughout the use of the development. This includes the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Report.

*Reason: To ensure noise levels generated from activities on the site are not excessive and do not impact on surrounding sensitive receptors.*

## **80. Compliance with Food Code**

Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the *AS 4674 Design, construction and fit-out of food premises* and

provide evidence of receipt of the certificate to the satisfaction of the Certifier.

*Reason: To ensure the development complies with relevant Australian Standards.*

## **81. Post-construction Dilapidation Reports and Repairs**

Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare Post-Construction Dilapidation Reports for public infrastructure and private properties (where undertaken under this consent). These Reports must ascertain whether the construction works created any structural damage to public infrastructure and private properties by comparing the results of the Post-Construction Dilapidation Reports with the Pre-Construction Dilapidation Reports required by this consent. These reports must be submitted to the Certifier and the Council.

Prior to the commencement of operation, the Applicant must:

- (a) Repair, or pay the full costs associated with repairing, any public infrastructure or private property that is damaged by carrying out the construction works; and/or
- (b) Relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or
- (c) Pay compensation for the damage as agreed with the owner of the public infrastructure or private property.

This condition does not apply to any damage to roads caused as a result of general road usage.

*Reason: To ensure any damage is repaired at no cost to Council or adjoining property owners.*

## **82. Bus Services**

Prior to the commencement of operation, the Applicant shall further consider the arrangements for bus services travelling from the south along Envirova Drive to safely transport students to and from the school without resulting in significant route variations to existing bus routes or impacting on road safety. The existing public bus service (Route No 835) will not be deviated to access the existing bus bay on the eastern side of Envirova Drive.

*Reason: To ensure there are safe and appropriate bus services offered to students residing to the south of the site (Particularly the Tralee area) and following concerns from TfNSW.*

## **83. Bicycle Parking and End-of-Trip Facilities**

Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:

- (a) The provision of a minimum 114 bicycle parking spaces;
- (b) The layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of *AS 2890.3:2015 Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- (c) The provision of end-of-trip facilities for staff; and
- (d) Appropriate pedestrian and cyclist advisory signs are to be provided.

Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.

*Reason: To ensure there is adequate provision for bicycle parking on the site in accordance with the relevant Australian Standards.*

#### **84. School/Pedestrian Crossing Facilities**

Prior to the commencement of operation:

- (a) The school/pedestrian crossings required by SSD approval No 24461956 must be installed on surrounding roads in accordance with the relevant design standards and warrants to the satisfaction of the relevant road authority; and
- (b) All required School Zone signage, speed management signage and associated pavement markings required by SSD approval No 24461956 must be installed, inspected by TfNSW and handed over to TfNSW.

*Reason: To ensure there are safe and appropriate pedestrian facilities*

#### **85. Operational Waste Management Plan**

Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:

- (a) Detail the type and quantity of waste to be generated during operation of the development;
- (b) Describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009);
- (c) Detail the materials to be reused or recycled, either on or off site; and
- (d) Include the management and mitigation measures included in the application.

*Reason: To ensure there are adequate waste management arrangements for the site.*

#### **86. Landscaping**

Prior to the commencement of operation, landscaping on the site must be completed in accordance with approved Landscape Plan prepared by Context dated 27 July 2023 (Revision A) and the recommendations of the *Bushfire Protection Assessment*, prepared by Eco Logical Australia and dated 15 September 2023.

*Reason: To ensure there is adequate landscaping on the site.*

#### **87. Operational Flood Emergency Management Plan**

Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier and Council that has been prepared by a suitably qualified and experienced person(s) and in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7.

The Plan shall:

- (a) Address the provisions of the Floodplain Risk Management Guidelines;
- (b) incorporate the following:
  - (i) the flood emergency management protocols for operational phase of the development;
  - (ii) predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors;
  - (iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES advice;
  - (iv) provides clear emergency management triggers and responses;

- (v) details of flood warning time and flood notification;
  - (vi) details assembly points and flood free routes where required;
  - (vii) identifies clear roles and responsibilities for emergency flood management within the school;
  - (viii) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the SES must be followed
  - (ix) provide clear messaging and communication protocols;
  - (x) includes clear requirements that the Plan be regularly reviewed;
- (c) Include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members; and
- (d) Include details of any required signage erected; and
- (e) Is generally consistent with the *Flood Assessment Report* (Ref: P2108170JR01V03), prepared by Martins & Associated Pty Ltd and dated 22 September 2021.

*Reason: To ensure flooding does not pose a safety hazard to occupants of the site.*

## **PART E POST OCCUPATION (ON-GOING)**

### **88. Conditions of SSD-24461956**

The development shall be operated in accordance with the requirements of SSD-24461956.

*Reason: To ensure consistency with SSD-24461956.*

### **89. Submit Annual Fire Safety Statement**

Each year, the owner of the building must submit to Council an Annual Fire Safety Statement for the building. The Annual Fire Safety Statement must address each Essential Fire Safety Measure in the building.

*Reason: To ensure compliance with the Environmental Planning and Assessment Regulation 2021.*

### **90. Operational Noise Limits**

The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the *Environmental Noise and Vibration Assessment*, prepared by Acoustic Logic, dated 1 August 2023.

*Reason: To ensure the acoustic amenity of the area is maintained.*

### **91. Car Parking and Loading Areas**

All driveways, footpaths, manoeuvring areas and car parking areas must be unobstructed at all times and must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment. All vehicles associated with the development are parked within the approved parking area on the site. All sealed car parking areas, loading bays, manoeuvring areas and driveways must be maintained in a trafficable condition, including line/pavement marking.

*Reason: To ensure adequate parking and manoeuvring areas are available for occupants and visitors of the site and parking on site is used for the development.*

### **92. Waste Collection**

Waste collection shall not be undertaken in the peak morning (8am to 9.30am) and afternoon (2.30-4.00pm) times during the operation of the school crossing, the pick-up and drop off facility and the use of the bus bays for the school.

*Reason: To ensure student and staff safety entering and exiting the car park and use of Lexcen Avenue.*

### **93. Landscaping**

The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan for the duration of occupation of the development.

*Reason: To ensure adequate maintenance of the landscaping on the site.*

### **94. Asset Protection Zones and Bush Fire Protection Measures**

The bush fire protection measures listed in Chapter 3 of the *Bushfire Protection Assessment* report by Ecological dated 15 September 2023 shall be maintained for the duration of the occupation of the development. The site must be managed and operated in accordance with the Bush Fire Emergency Management and Evacuation Plan required by this consent.

*Reason: To ensure adequate bushfire management and protection is provided on the site.*

### **95. Crime Prevention**

The school shall be operated in accordance with the recommendations of the *Crime Prevention Through Environmental Design (CPTED) Report* prepared by Mecone dated August 2023.

*Reason: To ensure the safety and security of the staff, students and infrastructure at the school.*

### **96. Outdoor Lighting**

If outdoor lighting results in any adverse impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

*Reason: To ensure that outdoor lighting does not impact on adjoining and nearby properties.*

### **97. Signage**

The way finding signage shall be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of occupation of the development.

*Reason: To ensure adequate way finding signage is provided on the site.*