

Attachment 3: Recommended Conditions of Consent

General Conditions

1. Integrated Development - General Terms of Approval

The general terms of approval from the following Authorities, as referred to in Section 4.47(2) of the *Environmental Planning and Assessment Act 1979*, and referenced below, are attached and form part of the consent conditions for this approval:

- a) NSW Rural Fire Service - The General Terms of Approval, Reference DA20220704009053-Original-1 and dated 29 November 2022 are attached and form part of this consent.

2. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the approved plans and supporting documentation listed below which have been endorsed by Council's approved stamp, except where amended in red on the plans and/or amended by other conditions of consent:

- a) Plans Reference:

Drawing Ref. No.	Drawing Description	Prepared by	Issue No.	Date
DA02	Overall Site Plan	DTA Architects	DA04	24/11/22
DA03	A-Site Plan	DTA Architects	DA01	26/05/22
DA04	B-Site Plan	DTA Architects	DA02	24/11/22
DA05	C-Site Plan	DTA Architects	DA02	24/11/22
DA07	Overall Demolition Plan	DTA Architects	DA02	24/11/22
DA08	A-Demolition Plan	DTA Architects	DA01	26/05/22
DA09	B-Demolition Plan	DTA Architects	DA01	26/05/22
DA10	C-Demolition Plan	DTA Architects	DA02	24/11/22
DA11	Staging Plan 1A	DTA Architects	DA02	25/08/22
DA12	Staging Plan 1B	DTA Architects	DA03	29/11/22
DA13	Staging Plan 2A	DTA Architects	DA03	29/11/22
DA14	Staging Plan 2B	DTA Architects	DA03	29/11/22
DA15	Staging Plan 2C	DTA Architects	DA03	29/11/22
DA16	Staging Plan 3A	DTA Architects	DA03	29/11/22
DA17	Staging Plan 3B (Final)	DTA Architects	DA03	29/11/22
DA20	GF-A-Floor Plan	DTA Architects	DA01	26/05/22
DA21	GF-B-Floor Plan	DTA Architects	DA01	26/05/22
DA22	FF-A-Floor Plan	DTA Architects	DA01	26/05/22
DA23	FF-B-Floor Plan	DTA Architects	DA01	26/05/22
DA24	GF-C-Floor Plan	DTA Architects	DA01	26/05/22
DA25	FF-C-Floor Plan	DTA Architects	DA01	26/05/22
DA26	GF-Change Room & Block F Floor Plan	DTA Architects	DA01	26/05/22
DA27	RF-A-Roof Plan	DTA Architects	DA01	26/05/22
DA28	RF-B-Roof Plan	DTA Architects	DA01	26/05/22
DA29	RF-C-Roof Plan	DTA Architects	DA01	26/05/22
DA30	RF-Change Room & Block F Roof Plan	DTA Architects	DA01	26/05/22
DA31	A & B – South Western Elevation	DTA Architects	DA01	26/05/22

DA32	A & B – North Eastern Elevation	DTA Architects	DA01	26/05/22
DA33	A & B – South Eastern & North Western Elevation	DTA Architects	DA01	26/05/22
DA34	C – North Eastern & North Western Elevation	DTA Architects	DA01	26/05/22
DA35	C-South Western & South Eastern Elevation	DTA Architects	DA01	26/05/22
DA36	Elevations – basketball Court Changerooms & Block F	DTA Architects	DA01	26/05/22
DA37	Sections	DTA Architects	DA01	26/05/22
DA38	Sections	DTA Architects	DA01	26/05/22
DA39	Sections	DTA Architects	DA01	26/05/22
DA40	Sections	DTA Architects	DA01	26/05/22
DA41	Sections	DTA Architects	DA01	26/05/22
DA42	Sections	DTA Architects	DA01	26/05/22
DA43	Sections	DTA Architects	DA01	26/05/22
DA44	Sections	DTA Architects	DA01	26/05/22
DA48	External Finishes Schedule	DTA Architects	DA01	26/05/22
C.DA.07	Cut and Fill Plan - overall	Birzulis Associates	P5	11/11/22
C.08	Bulk Excavation Plan (07-10) & Sections	Birzulis Associates	P5	11/11/22
C.09	Bulk Excavation Plan (11-12) & Sections	Birzulis Associates	P5	11/11/22
C.DA.10	Civil Works Concept Overall Plan	Birzulis Associates	P5	11/11/22
C.DA.11	Civil Works Concept Overall Plan – Sheet 1	Birzulis Associates	P4	16/09/22
C.DA.12	Civil Works Concept Overall Plan – Sheet 2	Birzulis Associates	P5	11/11/22
C.DA.13	Civil Works Concept Overall Plan – Sheet 3	Birzulis Associates	P4	16/09/22
C.DA.14	Details Sheet 1 - Stormwater	Birzulis Associates	P4	16/09/22
C.DA.15	Details Sheet 2 - Stormwater	Birzulis Associates	P4	16/09/22
-	Appendix 1B – Proposed Site Plan	Urban Arbor Pty Ltd	-	22/12/21
L00	Cover Sheet	Inview Design Pty Ltd	10	26/05/22
L01	Landscape Plan – Ground Floor Years 7-10	Inview Design Pty Ltd	12	26/05/22
L02	Landscape Plan – Ground Floor Years 7-10	Inview Design Pty Ltd	12	26/05/22
L03	Landscape Plan – Ground Floor Years 7-10	Inview Design Pty Ltd	12	26/05/22
L04	Landscape Plan – Ground Floor Years 11-12 & TAS	Inview Design Pty Ltd	12	24/05/22
L05	Landscape Plan – New COLA and Courts & Details	Inview Design Pty Ltd	8	26/05/22

b) Document Reference:

Document Title	Reference	Prepared By	Date
Bede Polding Catholic College Flood Assessment	20010-R01-TSA – BedePolding – FloodDARreport - 5	Water Modelling Solutions	14/11/2022
Traffic Impact Assessment	21259, V05	The Transport Planning Partnership	25/11/2022
Bushfire Assessment Report	220522	Building Code & Bushfire Hazard Solutions Pty Limited	26/05/2022
Acoustic DA Report	113CED R01v2	PKA Acoustic Consulting	26/05/2022
Access Review	Version 3	Morris Goding Access Consulting	25/05/2022
BCA Capability Statement	P221_399-1.3	Design Confidence	27/05/2022
Design Quality Principles Statement	-	DTA Architects	26/05/2022
Arboricultural Impact Assessment Report	220526_Bede Polding College_AIA_R4	Urban Arbor Pty Ltd	26/05/2022
Flora & Fauna Impact Assessment	-	SIA Ecological & Environmental Planning Pty Ltd	25/01/2022
Geotechnical Site Investigation	2021-192	Crozier Geotechnical Consultants	8/11/2021
National Construction Code (NCC) 2019 Volume One Amendment 1 Section J Part J1 Statement of Compliance	210375	JHA	27/05/2022

No works, other than those approved (including raising or lowering of ground levels on the site, or construction of retaining walls on any property boundary) are permitted by this consent.

Note: Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

- (i) any amendments made by Council on the approved plans or documents;
- (ii) any notes, markings, or stamps on approved plans or documents; and
- (iii) any conditions contained in this consent.

3. Works Must Not Commence Until a Construction Certificate is Issued

Construction or preparatory work (including earthworks or tree and/or vegetation removal) must not commence until:

- a) a Construction Certificate is obtained from either Council or an Accredited Certifier;
- b) a Principal Certifier is appointed; and
- c) a Notice of Commencement is lodged with Council.

Note: If the Construction Certificate is issued by an Accredited Certifier that is not Council it will be necessary to lodge the Construction Certificate and other approved documents with Council within two days of such approval (a registration fee is payable upon lodgement).

4. **Appointment of a Principal Certifier**

No work shall commence until:

- a) A Principal Certifier is appointed for the building/engineering works and the following details relating to the carrying out of the works have been provided:
 - (i) name and licence number of the builder/contractor undertaking the construction works; or
 - (ii) name and permit number of the owner-builder (if relevant);
- b) The Principal Certifier has:
 - (i) provided a copy of the notice of its determination to the consent authority, and to Council (within two days after the date of the determination);
 - (ii) notified the person having benefit of the consent of any critical stage inspections and other inspections that it requires to be carried out in relation to the approved work;
 - (iii) notified Council of its appointment (not less than two days before commencement of building work);
- c) The person having benefit of the consent (if not carrying out work as an owner-builder) has:
 - (i) appointed a principal contractor who must hold a 'contractor licence' if any residential building work is involved;
 - (ii) notified the Principal Certifier of the appointment of the principal contractor;
 - (iii) notified the principal contractor of any critical stage inspections or any other inspections that are required to be carried out in relation to the approved work; and
- d) At least two days' notice are to be provided to Council of the date on which it is proposed to commence work associated with this development consent.

5. **Part 6 Certificates Required**

The accredited certifier must provide copies of all Part 6 Certificates issued under the *Environmental Planning and Assessment Act 1979* relevant to this development to Council within seven days of issuing the certificate.

Note: A registration fee applies.

6. **Civil Works Specification - Private Land**

Council requires the following works to be carried out as part of the development:

- a) Earthworks;
- b) Stormwater drainage work;
- d) On-site-detention (OSD) system; and
- e) Access and car parking.

All civil construction works required by this consent must be undertaken in accordance with *Hawkesbury Development Control Plan Appendix E Civil Works Specification*.

A Construction Certificate is required to be in force prior to work commencing. It may be necessary to obtain appropriate Compliance Certificates for certain aspects of the development prior to the issue of a Construction Certificate.

Inspections must be carried out either by Council or a Certifier. Should Council be engaged to issue compliance certificates or carry out inspections, fees can be provided on request.

7. Occupation Certificate Required Prior to The Use of The Building

The building must not be occupied or used prior to the issuing of an Occupation Certificate by the Principal Certifier. Where a partial Occupation Certificate has been issued, only that part of the building to which the Certificate applies may be occupied or used.

A copy of any Occupation Certificate must be submitted to Council within two days of its issue.

8. Sewer Authority - Hawkesbury City Council

This development falls within the Sewerage Scheme controlled by Council. Therefore, Council is the approving authority for all sewer works.

9. Road Opening Permit

Should the development necessitate the installation or upgrading of utility services or any other works on Council land beyond the immediate road frontage of the development site and these works are not covered by a Construction Certificate issued by Council under the consent then a separate road opening permit must be applied for and the works inspected by Council's Construction and Maintenance Services team.

Note: The contractor is responsible for instructing sub-contractors or service authority providers of this requirement. Contact Council's Construction and Maintenance Engineer if it is unclear whether a separate road opening permit is required.

10. Asbestos Removal

If asbestos containing materials are encountered during construction or demolition work; measures must be in place in accordance with SafeWork NSW guidelines and the *Occupational Health & Safety Regulation 2001*. Work must not commence or continue until all the necessary safeguards required by SafeWork NSW are fully in place.

In accordance with Safework NSW requirements, a SafeWork NSW licensed Asbestos Removalist is to be engaged to undertake asbestos removal.

Prior to commencing demolition of buildings likely to comprise asbestos containing material(ACM), a commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring 400mm x 300mm must be erected in a prominent visible position on the site in accordance with Australian Standard AS 1319 - 'Safety Signs for the Occupational Environment'.

The person entitled to act on this consent must notify adjoining residents in writing five working days prior to the demolition.

Asbestos waste must only be disposed of at a landfill site authorised to receive such waste. All receipts and supporting documentation must be retained in order to verify lawful disposal and are to be made available to Council on request.

11. Prescribed Conditions - Compliance with National Construction Code

All building works must be carried out in accordance with the requirements of the National Construction Code (Building Code of Australia).

12. Limitation on Consent - Existing Buildings and Structures

This development consent relates only to the new work nominated on the stamped approved plans

and does not approve or regularise any existing buildings or structures located on the property.

13. Archaeology - Discovered During Excavation

As required by the *Heritage Act 1977*, in the event that items, relics, historical cultural fabric and/or deposits are encountered/discovered where they are not expected, works must cease immediately and Council and the NSW Government's Heritage Council must be notified of the discovery.

In the event that archaeological resources are encountered, further archaeological work may be required before works can re-commence, including the statutory requirement under the *Heritage Act 1977* to obtain the necessary approvals/permits from the Heritage Council.

Note: The *Heritage Act 1977* imposes substantial penalty infringements and / or imprisonment for the unauthorised destruction of archaeological resources, regardless of whether or not such archaeological resources are known to exist on the site.

14. Excavation - Aboriginal Relics

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work:

- a) all excavation or disturbance of the area must stop immediately in that area; and
- b) Heritage NSW must be advised of the discovery.

All necessary approvals from the Heritage NSW must be obtained and a copy provided to Council prior to works recommencing.

Note: If an Aboriginal object is discovered, an Aboriginal Heritage Impact Permit may be required under the *National Parks and Wildlife Act 1974*.

15. Trade Waste Agreement

A Trade Waste Agreement must be entered into with Council for the discharge of trade waste to Council's sewer. Trade waste details are to be submitted to and approved by Council's Waste Management Branch prior to the release of the Construction Certificate.

16. Tree Removal - Approved Works

The following trees, as referenced within the Arboricultural Impact Assessment prepared by Urban Arbor dated 26 May 2022, are approved for removal: Trees 3A, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 68, 74, 75, 76, 77, Group 1 & Group 2.

17. Tree Retention

The following trees, as referenced within the Arboricultural Impact Assessment prepared by Urban Arbor dated 26 May 2022, must be retained and protected: Trees 1, 2, 3, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 71, 72, 73, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88 & Group 3.

18. Vegetation - Disposal of Cleared Material

Vegetation waste resulting from the approved clearing of the site must be salvaged for re-use, either in log form, or as a woodchip mulch for erosion control and/or site rehabilitation. Non-salvageable material such as roots, stumps or declared weed species must be disposed of in an approved manner.

No vegetative material is to be disposed of by burning on-site other than in an approved heating or cooking device.

19. Fire Safety Upgrading Works

Where it is proposed to extend a fire service to cover the new part (e.g. hydrants, sprinklers, detectors, emergency lighting), confirmation is to be sought from a suitably qualified consultant, as to the compatibility and compliance of the existing system, to serve the new part. Where existing systems are not compatible, the existing system(s) shall be upgraded to meet the requirements of the current standard.

20. Endeavour Energy Conditions

- a) All activities affecting the easement or relevant to the restrictions for the padmount substation (even if not part of the Development Application) need to be referred to Endeavour Energy's Easement Officer for assessment and possible approval if they meet the minimum safety requirements and controls. However, please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement or restrictions.

- b) To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.

- c) An extension and / or augmentation of the existing local network is likely to be required. Whilst padmount substation no. 15895 located on the site is likely to have some spare capacity, it is not unlimited and may not be sufficient to supply the proposed development.

Other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. However the extent of any works required will not be determined until the final load assessment is completed.

Depending on the load assessed and the extent of the works required, consideration should be provided to a possible relocation / removal of the existing padmount substation which could address the issues related to the fire rating, network access etc.

- d) Prudent avoidance measures appropriate to any electricity infrastructure on and near the site should when reasonably possible be implemented.

Whilst there may be no restrictions in legislation that stop sensitive uses such as schools, pre-schools, day / child care centres being placed next to electricity infrastructure, prudent avoidance measures should however be implemented.

As a guide please refer to the Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Table 1 - 'Minimum easement widths'. With the observance of these separation distances, electric and magnetic fields (EMF) should not exceed the recommended magnetic field public exposure limits.

Nonetheless the applicant may wish to commission an independent review to provide an overall assessment and the consideration and adoption of prudent avoidance principles.

- e) The applicant should check with their Accredited Service Provider (ASP) responsible for the network connection to the site that for the padmount substation the earthing has been designed to comply with the 'special location' requirements under Endeavour Energy's Earthing Design Instruction EDI 001 - 'Earthing design risk assessment'.
- f) The planting of large / deep rooted trees to near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.

Prior to the Issue of Construction Certificate

In the event the development is staged for the purposes of construction, the conditions appearing below will be relevant to that particular stage to which the Construction Certificate relates.

21. Detailed Plans

Detailed staging plans, civil engineering plans and landscaping plans are to be prepared in accordance with the approved development, approved site plan and relevant conditions of this consent.

Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of the Construction Certificate.

22. Long Service Levy Payment

The payment of a long service levy as required under Part 5 of the *Building and Construction Industry Long Service Payments Act 1986* is required. Evidence that the levy has been paid, is to be submitted to the Principal Certifier prior to the issue of any Construction Certificate.

Note: All building and construction work costing \$25,000 and above are subject to the payment of a Long Service Levy at the rate of 0.35%. Payments can be made at Long Service Payments Corporation offices or most councils.

23. Traffic Management Plan

A detailed Traffic Management Plan must be submitted to the Certifier prior to the issue of the Construction Certificate indicating how construction vehicles will safely enter and exit the site in a practical manner whilst minimising any negative effects on the surrounding roads and community. The Traffic Management Plan must include the following:

- a) construction access to the site is to be solely from Collith Avenue / Tasman Place;
- b) the proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site;
- c) all loaded vehicles entering or leaving the site must have their loads covered;
- d) the proposed method of access to and egress from the site for vehicles is to be safe and practical; and
- e) any associated Traffic Control Plans prepared by an appropriately qualified person in accordance with the Roads and Maritime Services publication 'Traffic Control at Worksites'.

Where the site adjoins a Roads and Maritime Service controlled road, the Traffic Management Plan is to be approved by Roads and Maritime Services before incorporation into the Construction Management Plan.

Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of the Construction Certificate.

24. Traffic Control Plan

A Traffic Control Plan prepared in accordance with the Roads and Maritime Services publication 'Traffic Control at Worksites' is to be prepared by an appropriately qualified person and submitted to Council, prior to commencement of any works, for approval.

Where the site adjoins a Roads and Maritime Service controlled road, the Traffic Management Plan is to be approved by Roads and Maritime Services before submission to Council for approval.

Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of the Construction Certificate.

25. Car Parking and Allocation of Spaces

The off-street parking facility gradients, levels, internal dimensions are to comply with Australian Standards AS2890.1:2004 'Parking facilities: Off-street parking facilities', AS2890.2:2002 'Parking facilities: Off-street commercial vehicle facilities' and AS2890.6:2009 'Parking facilities: Off-street parking for people with disabilities'.

170 car parking spaces must be provided in accordance with the approved plans and National Construction Code (Building Code of Australia) AS 2890.6 - 'Parking facilities: Off-street parking for people with disabilities'.

All car parking spaces are to be identified by line-marking and appropriate signposting.

Details demonstrating compliance with the above requirements must be submitted to the Certifier prior to issue of the Construction Certificate.

26. Driveway Construction in Council Road Reserve

An 'Agreement Form for Driveways' must be submitted to Council prior to the issue of a Construction Certificate. Evidence of lodgement and payment for this application must be provided to the Accredited Certifier.

The vehicular crossing must:

- a) not interfere with existing public infrastructure;
- b) have a sealed finish; and
- c) be constructed in accordance with Hawkesbury Council's 'Driveway Specification' and the Hawkesbury Development Control Plan 2002 - Appendix E - Civil Works Specification.

Note: The 'Agreement Form for Driveways' and the 'Driveway Specification' are available from Council's website.

27. Section 307 Compliance Certificates - Council Infrastructure (Water Supply and Sewerage)

The applicant is required to apply to Council (as the infrastructure authority) under Section 305 of the *Water Management Act 2000* for a Section 307 Compliance Certificate (issued under the *Water Management Act 2000*).

Prior to the issue of any Construction Certificate either a Section 306 'Notice of Requirements' or a Section 307 Compliance Certificate under the *Water Management Act 2000* must be provided to the Accredited Certifier.

Notes: Application forms and other related documents associated with connection to Council's sewer are available at Council website: <https://www.hawkesbury.nsw.gov.au/for-residents/waste-water/sewer-works/sewer-works>

28. On Site Stormwater Detention Design Compliance

On-Site Detention (OSD) for stormwater is required to be provided for this development. Details including calculations are to be shown on plans submitted for the Construction Certificate to the Satisfaction of the Certifier. OSD must comply with the following:

- a) OSD must be provided to maintain all stormwater discharges for storms up to the 1 in

100 Average Recurrence Interval storm event at pre-development levels; and

- b) the OSD system is to be designed in accordance with the Hawkesbury Development Control Plan - Appendix E, Civil Works Specification (Part 1 - Design Specifications and Part 2 - Construction Specifications).

Details demonstrating compliance with the above requirements must be submitted to the Certifier prior to issue of the Construction Certificate.

29. **Overland Flow**

The development must not create adverse impacts to neighbouring properties in relation to overland flow and must meet the following requirements:

- a) water flowing from the property must not be redirected or concentrated to adjoining properties;
- b) water flowing into the property from adjoining lots must not be impeded or diverted; and
- c) water flow must follow the natural flow directions without increasing velocity.

Details demonstrating compliance with the above must be provided to the Certifier prior to the issue of a Construction Certificate.

30. **Earthworks - Staging**

The bulk excavation / cut and fill plan must be revised and be consistent with the approved architectural plans. Stage 1C is to be deleted. Earthworks must be carried in the following sequence to ensure that total flood storage volume within the development site is not reduced at any time throughout these works associated of the development.

Sequence of earthworks : Stage 1B, 1A, then 2 as identified in the civil engineering plan.

The staging plan, satisfying the above criteria, is to be submitted to the Certifier prior to issue of the Construction Certificate

31. **Detailed Drainage Design**

A detailed drainage design of the site must be submitted to and approved by the Certifier prior to the release of the Construction Certificate. The detailed plan must:

- a) be generally in accordance with drawing No.s C.DA.10 rev P5, C.DA.11 rev P4, C.DA.11A rev P2, C.DA.12 rev P5, C.DA.13 rev P4, C.DA.14 rev P4, C.DA.15 rev P4, prepared by Birzulis Associates. The above civil works concept plans and stormwater plans must be revised and be consistent with the approved architectural plans;
- b) drain to the stormwater drainage system;
- c) indicate the method of disposal of all stormwater and must include existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines;
- d) be to the satisfaction of the Certifier;
- e) be designed to cater for a 1 in 100 year Average Recurrence Interval storm event;
- f) show details of any overflow drainage paths and that they be designed to cater for 1 in 100 year Average Recurrence Interval storm event; and
- g) comply with the Hawkesbury Development Control Plan 2002 - Appendix E and

Australian Standard AS 3500 - 'Plumbing and Drainage' unless a variation is specifically noted and approved by the Development Application concept drainage plan.

32. Soil and Water Management Plan

The applicant must submit to and obtain approval from the Certifier of a Soil and Water Management Plan (SWMP) prior to issue of a Construction Certificate. The SWMP must take into account the requirements of Landcom's publication 'Managing Urban Stormwater - Soils and Construction (2004)' and must contain, but not be limited to:

- a) clear identification of site features, constraints and soil types;
- b) details of a strategy for phasing of construction works so that land disturbances are confined to areas of a manageable size and kept to a minimum;
- c) erosion and sediment control plans must be provided for three phases of construction:
 - (i) prior to commencement of works;
 - (ii) during bulk earthworks;
 - (iii) post drainage construction;
- d) any temporary sediment basins must be as a minimum designed to a five day 85th percentile rainfall event and soil type in calculations must be confirmed by a geotechnical engineer;
- e) erosion and sediment control plans must provide site-specific management measures, including details of short and long-term measures to be employed to minimise soil erosion and the discharge of sediment to land and/or waters including the locations and capacities of sediment fencing/straw bales, temporary sediment basins, sediment filters, filter barriers and other controls;
- f) a strategy for progressive revegetation and rehabilitation of disturbed areas of earth as rapidly as practicable after completion of earthworks;
- g) identification of all potential sources of water pollution and a detailed description of the remedial action to be taken or management systems to be implemented to minimise emissions of these pollutants from all sources within the subject site;
- h) measures to handle, test, treat, re-use and dispose of stormwater and contaminated water and soil;
- i) procedures for the re-use, treatment and disposal of water from sedimentation basins; and
- j) a program for reporting on the effectiveness of the operational and construction sedimentation and erosion control system against performance goals.

33. Earthworks - No Fill Permitted

It must be clearly noted on plans submitted to the Certifier prior to issue of the Construction Certificate that no fill must be imported onto the site as part of this development.

34. Construction Water Quality Assessment and Monitoring Plan

A Construction Water Quality Assessment and Monitoring Plan for construction works must be prepared by a suitable qualified and experienced environmental consultant and submitted to the Certifier prior to the issue of a Construction Certificate. The plan must include:

- a) Detailed description of water quality monitoring to be undertaken during the pre-construction and construction stages of the development including base line monitoring,

identification of locations where monitoring will be carried out and procedures for analysing the degree of contamination of potentially contaminated water;

- b) An analysis of potential areas of contaminated soils at the site and measures to control the disturbance of such soils in order to protect water quality;
- c) Assessment of the negative effects of runoff from disturbed areas on local waterways during storm events specifically looking at the size of disturbed areas, volume of runoff, the amount of both coarse and fine material carried by runoff, and the size of receiving waterway;
- d) Recommendations to the maximum area permitted to be disturbed at any one time in order to safeguard local waterways from permanent adverse effects during construction.

35. External Lighting - Design and Installation

All external lighting associated with the development must be mounted, screened, and directed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. The lighting must be the minimum level of illumination necessary and must comply with Australian Standard AS 4282 - 'Control of the Obtrusive Effects of Outdoor Lighting'.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external sign associated with the development.

Details demonstrating compliance with the above must be provided to the Accredited Certifier prior to the issue of the Construction Certificate.

36. Compliance with the Building Code of Australia - Fire Services and Equipment

Detailed plans showing the existing and proposed fire services and equipment suitable for the intended class of building and proposed use, is to be supplied.

The design and installation of these services and equipment are to be compliant with the Building Code of Australia and relevant Australian Standards.

Details are to be provided to the Certifier prior to issue of the Construction Certificate.

37. Flood Prone Land - Flood Compatible Construction

All buildings must have flood compatible structural components up to and including the 100 year Average Recurrence Interval (ARI) flood level. The materials used in the construction must be consistent with any structural engineering certificate regarding the ability of the building/structure to withstand the forces of floodwater.

A written specification of the proposed materials to be used must be provided to the Certifier prior to the issue of a Construction Certificate.

Note: Advice on suitability of materials for use on flood liable land can be found in the publication 'Reducing Vulnerability of Buildings to Flood Damage' (Chapter 4.3 - Construction Materials).

38. Flood Prone Land - Engineers Certification

The 100 year Average Recurrence Interval (ARI) flood level for this site is RL 17.3 metres AHD (Australian Height Datum).

An engineer's certificate must be provided deeming compliance with the following requirements during a 100 year ARI flood event:

- a) Habitable Floor Levels: Habitable floor levels must be equal to or greater than the 100 year ARI Flood Level for new Yr 7-10 Inquiry Hub and new Yr 11-12 Inquiry Hub;

- b) Debris: Damage to the proposed structure/s sustained in a flood will not generate debris capable of causing damage to downstream buildings or property. This includes securing of utilities and equipment including tanks, A/C units and similar;
- c) Structural Soundness: Any part of the structure will be able to withstand the force of floodwaters (including lateral forces, buoyancy forces, unbalanced hydrostatic forces) and the impact of debris; and
- d) Foundations: The footing system must be structurally stable during flooding and must consider the soil properties when wet, possible erosion and scouring or liquefaction, subsidence or collapse due to saturation.
- e) Flood Storage: Works within the Flood Planning Area must result in no reduction of flood storage and no detrimental impacts to flood behaviour.

The Engineers Certificate must be submitted to the Certifier prior to issue of the Construction Certificate.

39. **Structural Engineers Design - Concrete and Structural Steel**

A qualified Structural Engineer's design for all reinforced concrete and structural steel must be provided to the Accredited Certifier prior to issue of Construction Certificate.

40. **Structural Engineers Design - Retaining Walls**

Any retaining walls having a height exceeding 600mm proposed in conjunction with the development are required to be designed by a practicing structural engineer.

Details demonstrating compliance with this requirement must be submitted to the Accredited Certifier prior to issue of the Construction Certificate.

41. **Dilapidation Survey - Damage to Public Infrastructure**

A dilapidation survey and report (including photographic record) must be prepared by a suitably qualified consultant detailing the pre-developed condition of site frontages along Rifle Range Road, Collith Avenue and Tasman Place (footpaths, pavements, kerb and gutter, and drainage pits).

Particular attention must be paid to accurately recording any pre-developed damaged areas so that Council is fully informed when assessing any damage to public infrastructure caused as a result of the development.

Details demonstrating compliance with the above requirements must be submitted to the Certifier prior to issue of the Construction Certificate.

Note: The developer may be held liable for all damage to public infrastructure in the vicinity of the site, where such damage is not accurately recorded and demonstrated as pre-existing under the requirements of this condition.

42. **Sydney Water - Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained. Application must be made through an authorised Water Servicing Coordinator. For details refer to Sydney Water's website.

Following application, a 'Notice of Requirements' will be forwarded detailing water and/or sewer extensions to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.

The 'Notice of Requirements' or Section 73 Certificate must be submitted to the Accredited Certifier prior to the issue of any Construction Certificate.

43. Bushfire Construction Requirements – NSW Rural Fire Service

The development approved under this consent must comply with the conditions numbered 1, 2, 3, 4, 5, 6 and 7 of the NSW Rural Fire Service General Terms of Approval, Reference DA20220704009053-Original-1, dated 29 November 2022.

Details demonstrating compliance with the above must be provided to the Certifying Authority prior to the issue of a Construction Certificate.

44. Asbestos Management Plan

An Asbestos Management Plan must be prepared by a qualified environmental consultant prior to the issue a Construction Certificate that:

- (a) Sets out the testing requirements of soil and buildings prior to and during works for each stage.
- (b) Sets out the procedure where asbestos is found and the disposal methodology during construction.
- (c) Sets out the safe work procedures and control measures for works and the school during construction.
- (d) Procedure for detailing incidents and unexpected finds.
- (e) The contact person responsible for the Asbestos Management Plan and review requirements.

The Asbestos Management Plan must be submitted to Council for review and approval prior to the issue of Construction Certificate.

45. Compliance with Acoustic Report

Any new noise generating equipment such as air-conditioning plant shall be selected so as to comply with the noise levels in Table 5.1 of Acoustic DA Report - Bede Polding College, Windsor (Ref: ID: 113CED R01v2) by PKA Acoustic Consulting dated 26 May 2022.

Details demonstrating compliance with these requirements must be submitted to the Certifier prior to the issue of the Construction Certificate.

46. Food Premises - Vermin and Pest Management

The design of the building must incorporate measures to eliminate or minimise the potential for birds, rodents, flies and other pests to congregate at the development.

The following measures are to be incorporated in the design of the building:

- a) sealing surfaces to prevent moisture and odour absorption;
- b) elimination of crevices where waste, moisture and vermin can accumulate;
- c) providing screening of the ventilation openings in the building;
- d) eliminating horizontal surfaces where birds can congregate; and
- e) minimising horizontal ledges where dust and litter can accumulate.

Details demonstrating compliance with the above requirements must be submitted to the Certifier prior to issue of the Construction Certificate.

47. **Food Premises - Design**

To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all building work in connection with the occupation or use of the premises for the preparation and storage of food must be designed and carried out in accordance with the requirements of:

- a) *Food Act 2003*;
- b) *Food Regulation 2015*;
- c) Australian Standard AS 4674 - 'Design, construction and fit-out of food premises';

The Construction Certificate plans and documentation must incorporate details of the following:

- a) construction, materials and finishes;
- b) installation of fixtures, fittings and equipment;
- c) washing facilities, other facilities and special requirements;
- d) mechanical ventilation and exhaust discharges; and
- e) temperature control.

Plans and specifications which comply with this condition must be submitted to the Certifier for approval prior to the issue of any Construction Certificate.

48. **Tree Protection Plan and Specification**

A dedicated and detailed Tree Protection Plan & Specification is to be prepared by an AQF Level 5 Arborist who is registered with either Arboriculture Australia or the Institute of Australian Consulting Arboriculturists. This document is to provide details and guidance as to how existing trees to be retained are to be protected during the demolition, excavation and construction works. This document is to take into consideration all trees which may be affected by the proposal. The Tree Protection Plan & Specification is to be submitted to Certifier for review and approval prior to the issue of Construction Certificate.

49. **Detailed Landscaping Plan**

A detailed Landscaping Plan shall be prepared for the landscaping works associated with the development. The plan must be prepared by a suitably qualified Landscape Architect and generally conform with Drawing No.s L00 – L05, prepared by Inview Design Pty Ltd and dated May 2022. Additional screening plants are to be provided between the changerooms and property boundary, next to new multi-purpose court.

Details demonstrating compliance with the requirements of this condition are to be submitted to the Certifier prior to the issue of the Construction Certificate.

Prior to Any Works Commencing on Site

50. **Principal Certifier - Details**

The applicant must advise Council of the name, address and contact number of the Principal Certifier, in accordance with Section 6.6(2) of the *Environmental Planning and Assessment Act 1979*.

51. Toilet Facilities

Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- a) be a standard flushing toilet connected to a public sewer;
- b) be attached to an approved on-site effluent disposal system;
- c) be a temporary chemical closet that is regularly maintained; and
- d) appropriate facilities for the disposal of sanitary items are to be provided within the toilet.

52. Survey Certificate - Building to be Verified by a Registered Surveyor

In order to ensure compliance with approved plans, a Survey Certificate, prepared by a Registered Surveyor, including locating any easements affecting the subject land, is to be undertaken:

- a) a set-out survey prior to the placement of any footings showing the proposed building and its relationship to the boundaries.

Progress surveys must be submitted to the Principal Certifier at the time of carrying out relevant progress inspections. Under no circumstances is work allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the works as constructed.

53. Construction Management Plan

A Construction Management Plan must be submitted to and reviewed by Council prior to the commencement of works.

The Construction Management Plan must include the following:

- a) Summary
A concise (maximum three page) summary of key points from all documentation.
- b) Background
Provide details of the proposed works including the extent, staging and proposed timing of the works.
- c) Consultation
The manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process and the establishment of a protocol for complaints handling and management.
- d) Noise
Details in relation to how works will be undertaken in accordance with the Interim Construction Noise Guideline published by the NSW Environment Protection Authority.
- e) Dust
Details in accordance with the Dust Management Measures condition requirements.
- f) Vibration
A Vibration Compliance Letter in accordance with the relevant vibration condition requirements.
- g) Traffic
A Detailed Traffic Management Plan in accordance with the Traffic Management Plan condition requirements.

- h) Soil and Water Management
Detailed Soil and Water Management Plan in accordance with the Soil and Water Management Plan condition requirements.
- i) Water Quality Assessment and Monitoring
A report clearly detailing planned water quality monitoring proposed for the development in accordance with the requirements of the Water Quality Assessment and Monitoring condition.
- j) Any site specific Heritage and Archaeological Management.
- k) Any site specific Ecological Impact Mitigation Measures.

54. Notice of Commencement

No work shall commence until a notice of commencement has been provided to Council. This notice is to be provided not less than two days from the date on which it is proposed to commence work associated with this Development Consent. The notice must also contain:

- a) details of the appointment of a Principal Certifier (PCA) providing name, address and telephone number; and
- b) details of the name, address and licence details of the Builder.

55. Prescribed Conditions - Shoring and Adequacy of Adjoining Property

Development that involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- a) protect and support the building, structure or work from possible damage from the excavation; and
- b) where necessary, underpin the building, structure or work to prevent any such damage.

Note: This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

56. Principal Certifier Site Sign

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

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

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

57. Safety Fencing

The site is to be secured by a fence, in accordance with Safework NSW requirements, to prevent unauthorised access during the period of all works.

58. Demolition - General

All demolition works must be carried out in accordance with the following:

- a) all demolition work must be carried out strictly in accordance with Australian Standard AS 2601 - 'The Demolition of Structures';
- b) demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current SafeWork NSW 'Demolition License' and an appropriate SafeWork NSW Asbestos License and comply with SafeWork NSW Code of Practice 'How to Safely Remove Asbestos';
- c) site safety/security fencing must be provided prior to commencement of any work on-site and must be removed only when all hazards, including site waste, have been removed. The site safety/security fencing must comply with the following Australian Standards:
 - (i) Demolition Sites - Australian Standard AS 2601 - 'Demolition of structures';
 - (ii) Construction Sites - Australian Standard AS 4687 - 'Temporary fencing and hoardings';
 - (iii) Ongoing Site Safety/Security - Australian Standard AS 1725 - 'Chain-link fabric security fencing and gates';
- d) demolition work must be carried out only between the hours of 7am to 6pm Mondays to Fridays and 8am to 4pm Saturdays. No work is to be carried out on Sundays or public holidays;
- e) no trees must be removed from the site unless they are shown for removal on the approved plans, or separately approved by Council;
- f) erosion and sediment control measures must be installed prior to any demolition works commencing and maintained in accordance with the requirements contained in the Hawkesbury Development Control Plan 2002;
- g) all waste on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water;
- h) public footways and roadways adjacent to the site must be fully maintained and cleared of obstructions during construction. No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council;
- i) any materials stored on site must be stored away from any drainage path or easement, natural watercourse;
- j) demolition activity must not cause damage to or adversely affect the structural integrity of adjoining buildings;
- k) waste must be transported to a place which can lawfully accept it. All non-recyclable demolition materials are to be disposed of at an approved waste disposal depot in accordance with legislation;
- l) no material is to be burnt on site;
- m) details as to the method and location of disposal of demolition materials (weight dockets, receipts, etc.) must be kept on site as evidence of approved methods of disposal and recycling; and
- n) the site must be grassed or otherwise rendered erosion resistant immediately upon

completion of demolition.

59. Demolition - Notice

- a) Notice is to be given to Council of the date on which it is proposed to commence demolition. This notice must:
 - (i) be given not less than two days before the date on which it is proposed to commence demolition work;
 - (ii) provide details of the name, contact details of the demolisher/contractor undertaking the work;
 - (iii) provide the relevant SafeWork NSW License details of the demolisher/contractor; and
 - (iv) details of the demolisher/contractors current Public Liability/Risk Insurance Policy providing for a minimum cover of \$10 million.
- b) Notice is to be given to adjoining property owners of the date on which it is proposed to commence demolition. This notice must:
 - (i) be given not less than two days before the date on which it is proposed to commence demolition work;
 - (ii) provide details of the name, contact details of the demolisher/contractor undertaking the work; and
 - (iii) provide the telephone number of SafeWork NSW Asbestos/Demolition Hotline - 1800 672 718.

60. Restriction of Site Access to Prevent Unauthorised Material

The property entry and exit points must be secured at all times to prevent the unauthorised entry of vehicles, and to ensure that the site manager can control and prevent dumping of waste and potentially contaminated material whilst fill material is being imported or managed on site.

61. Asbestos Removal Works

- (a) All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non- Friable (Class B) Asbestos Removal Licence which ever applies.
A copy of the relevant licence shall be made available to any authorised Council officer on request within 24 hours.
- (b) Five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.
- (c) All work must be carried out in accordance with the Work Health and Safety Regulation.
- (d) Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations.
- (e) Asbestos waste must only be transported and disposed of at an EPA licensed waste facility.
- (f) No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).
- (g) A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.

The site notice board must include the following:

- (i) contact person for the site;
- (ii) telephone and facsimile numbers and email address; and
- (iii) site activities and time frames.

62. Asbestos Material Handling

Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under Clause 458 of the *Work Health and Safety Regulation 2017*.

In addition to the above, the following must be satisfied:

- a) the person having the benefit of this consent must provide the Principal Certifier with a copy of a signed contract with such a person before any development or works commence;
- b) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered;
- c) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the consent must give the Principal Certifier a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

63. Demolition - Work Plans

The demolition work must comply with the provisions of Australian Standard AS 2601 - 'The Demolition of Structures'. The work plans required by Australian Standard AS 2601 - 'The Demolition of Structures' must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard.

The work plans and the statement of compliance must be submitted and be to the satisfaction of the Principal Certifier prior to the commencement of works.

64. Erosion and Sediment Control for Minor Development

Erosion and sediment control devices are to be installed and maintained until the site is fully stabilised in accordance with Hawkesbury Council's publication *Guidelines for Erosion and Sediment control on a building site (2017)*.

65. Project Arborist

A Project Arborist with minimum AQF level 5 qualifications is to be engaged to ensure adequate tree protection measures are put in place for all trees to be retained on the subject site and neighbouring allotments in accordance with the Arboricultural Impact Assessment prepared by Urban Arbor dated 26th May 2022 and AS4970-2009 Protection of trees on development sites.

All trees are to be monitored to ensure adequate health throughout the works period is maintained. Additionally, all work within the Tree Protection Zones is to be supervised by the Project Arborist. Details of the Project Arborist are to be submitted to Council prior to the commencement of the proposed works.

66. Tree Protection Measures

The following measures are to be followed during construction:

- a) The Tree Protection Zones of all retained trees must be protected by way of fencing

and signage designed and located in accordance with AS4970: Protection of trees on development sites. In this regard, any fencing required to be constructed around the TPZ is to be in accordance with AS4687 Temporary fencing and hoardings;

- b) All tree protection works including installation of any fencing is to be undertaken prior to any the commencement of any works on site. A 1.8 metre high chain mesh fence must be erected around each Tree Protection Zone prior to works and must remain intact until construction is completed;
- c) Any excavation or grading/re-grading within the identified TPZs of trees to be retained shall be carried out by hand using manual, non-motorised hand tools. Roots greater than 25mm are not to be damaged or severed without the prior written approval of the Project Arborist;
- d) TPZ's must be mulched to a minimum depth of 100mm using organic mulch;
- e) fences around Tree Protection Zones must be sign posted to warn of its purpose;
- f) Harmful Materials: the storage of materials, building waste, excavated spoil, cement or similar is not permitted within a TPZ;
- g) any minor pruning of trees must be carried out in accordance with Australian Standard AS 4373-2007 - 'Pruning of Amenity Trees, by a suitably qualified Arborist';
- h) The alignment of stormwater infrastructure is to be located as far away from existing trees to be retained as practical. Should the excavation for the stormwater pits and trenches conflict with any major structural roots (greater than >25 mm diameter) of existing trees, their location and alignment is to be modified in consultation with the Project Arborist to avoid impact. Under no circumstances should roots be severed or cut without prior approval from the Project Arborist;
- i) Where root pruning is required, roots shall be severed with clean, sharp pruning implements and retained in a moist condition during the construction phase using hessian material or mulch where practical. Severed roots shall be treated with a suitable root growth hormone; and
- j) Where possible, tree branches overhanging works zones are to be tied back to the main trunk rather than pruned.

A suitably qualified Consulting Arborist (AQF Level 5) must be in attendance to supervise tree works on site during critical stages of construction, particularly when excavation is occurring within the TPZ of trees nominated for retention.

67. **Sydney Water - Endorsement of Approved Plans**

The approved plans must be submitted to and endorsed by Sydney Water via the 'Sydney Water Tap-in' website to determine whether the development will affect Sydney Water's water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped.

Please refer to Sydney Water's website.

Evidence of the building plan approval must be forwarded to the Principal Certifier prior to the commencement of works.

During Construction

68. Construction Hours

Clearing of land, running of machinery, excavation, and/or earthworks, building works and the delivery of building materials must be carried out between the following hours:

- a) between 7am and 6pm, Mondays to Fridays inclusive;
- b) between 8am and 4pm, Saturdays;
- c) no work on Sundays and public holidays; and
- d) works may be undertaken outside these hours where:
 - (i) the delivery of vehicles, plant or materials is required outside these hours by the Police or other authorities;
 - (ii) it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
 - (iii) a variation is approved in advance in writing by Council.

69. Site Management During Construction

The following requirements relating to site management apply during and immediately following construction:

- a) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.
- b) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.
- c) Copies of receipts stating the following must be given to the Principal Certifier:
 - (i) the place to which waste materials were transported;
 - (ii) the name of the contractor transporting the materials; and
 - (iii) the quantity of materials transported off-site and recycled or disposed of.
- d) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.
- e) During construction:
 - (i) all vehicles entering or leaving the site must have their loads covered;
 - (ii) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads; and
 - (iii) any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to the public.
- f) At the completion of the works, the work site must be left clear of waste and debris.

Note: In the event it is not possible to keep the footpath or road reserve clear during construction works written approval from Council must be obtained prior to any closing of the road reserve or footpath area. The closure must take place in accordance with Council's written approval. The area must be signposted and such signposting be maintained in a way that ensures public safety at all times.

70. **Loading and Unloading During Construction**

The following requirements relating to loading and unloading apply during construction:

- a) All loading and unloading associated with construction activity must be accommodated on site.
- b) If, during excavation, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.
- c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.
- d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval must be obtained from Council.

71. **Critical Stage Inspections**

Prior to the commencement of building work and at nominated stages during the construction of the building, a minimum of 48 hours' notice is required to be provided to allow the Principal Certifier to ensure that the critical stage inspections are undertaken.

Note: Critical stage inspections are required to be carried out in accordance with Clause 162A of the *Environmental Planning & Assessment Regulation 2000*.

72. **Inspection and Compliance Certificates - Sewer Works**

Inspection and Compliance Certificates for sewer works can only be conducted and issued by Council.

In the case of:

- a) internal and external (house service connection) drainage, the inspection must be conducted by Council's Waste Management Branch;
- b) sewer work constructed under a Major/Minor Sewer Works application, the inspection must be conducted by Council's Waste Management Branch. A compliance certificate will not be issued until a Works as Executed information has been received, assessed and approved by the Waste Management Branch; and
- c) major sewer works where the contractor is allowed to use third party quality control, the third party must be approved by the branch manager of Council's Waste Management Branch.

In all cases inspections must be conducted on the exposed pipes prior to any backfilling including poured concrete or concrete encasement.

Note: To arrange inspections and pay required fees please telephone Customer Service on (02) 4560 4444.

73. **Overland Stormwater Flow Management**

The works associated with the development must ensure that:

- a) all natural water flow from adjoining properties is not impeded or diverted; and

- b) surface and subsurface water flows are not redirected or concentrated onto adjoining properties.

74. Earthworks - General Requirements

All earthworks on site must comply with the following:

- a) topsoil must be stripped only from approved areas and must be stockpiled for re-use during site rehabilitation and landscaping;
- b) once the topsoil has been removed the natural batter must be suitably stepped, scarified or roughened to prevent slipping and the fill is to be keyed in to hold the toe of the fill batter in place;
- c) no fill to be imported on site;
- e) where batters exceed a ratio of three horizontal to one vertical, retaining walls, stoneflagging or terracing must be constructed;
- f) all fill within the site shall be placed in layers not exceeding 300mm thickness and compacted to achieve a minimum dry density ratio of 98% when tested in accordance with Australian Standard AS 1289 - 'Methods of testing soils for engineering purposes unless otherwise specified'; and
- g) all disturbed areas are to be stabilised/revegetated, using a minimum 300mm surface layer of topsoil, as soon as practicable after the completion of filling works.

75. Earthworks - Removal, Management and Transportation of Fill

All excavated fill material that is to be removed from the site must only be sent to:

- a) a NSW Environment Protection Authority licensed waste disposal facility. A copy of the receipts from the waste disposal facility must be kept and must be provided to the Principal Certifier prior to the issue of a Final Occupation Certificate, or authorised officer of Council upon request; or
- b) a site which has a current development consent for the importation of fill material or falls under exempt development provisions.

All removed excavated material must be transported and disposed of in accordance with the NSW Environment Protection Authority guidelines applicable at the time of removal.

76. Earthworks - Placement of Landfill Material

All fill must be placed in accordance with the standards specified in Table 5.1 of Australian Standard AS 3798 - 'Guidelines on earthworks for commercial and residential developments'.

77. Earthworks - Compaction of Landfill Material

All fill including existing fill must be compacted in accordance with a compaction ratio of 98% as specified in Table 5.1 of Australian Standard AS 3798 - 'Guidelines on earthworks for commercial and residential developments'.

78. Construction Management Plan - Implementation

All aspects of the Construction Management Plan must be implemented and maintained until the completion of works.

79. Topsoil and Material Stockpiles Management

Topsoil must only be stripped from approved areas and must be stockpiled for re-use during site rehabilitation and landscaping.

Stockpiles of topsoil, sand, aggregate, spoil or other material stored on the site that is capable of being moved by running water must be stored clear of any drainage line or easement, natural watercourse, footpath, kerb, and/or road surface.

Suitable sediment and erosion control devices must be installed prior to the stockpile being created. The stockpile must be treated so its surface is erosion resistant to wind and water action.

Prior to Issue of Occupation Certificate

In the event the development is staged for the purposes of construction, the conditions appearing below will be relevant to that particular stage to which the Occupation Certificate relates.

80. Suitability of Glazing - Windows and Doors

Glazing materials installed in the building must be in accordance with Australian Standards AS 1288 - 'Glass in Buildings - Selection and Installation' and AS 2047 - 'Windows and external glazed doors in buildings', e.g. windows, doors, footlights, balustrades and shower screens.

A Certificate of Compliance is required to be provided to the Principal Certifier prior to the issue of an Occupation Certificate for the relevant stage.

Note: The certificate is required to be signed by the manufacturer and the installer.

81. Suitability of Glazing - Balustrades

Glass balustrades must be designed and installed in accordance with Australian/New Zealand Standard AS/NZS 1170.1 - 'Structural design action s- Permanent, imposed and other actions'.

Engineering certification must be provided to the Principal Certifier for glass balustrading used in the development prior to the issue of an Occupation Certificate for the relevant stage.

82. Infrastructure Repair and Completion of Works

Prior to the issue of any Occupation Certificate:

- a) all works in the road reserve must be fully completed; and
- b) any public infrastructure damaged as a result of the development must be repaired to the satisfaction of Council.

83. On-site Stormwater Detention - Plan of Management

A Plan of Management for the on-site stormwater detention facilities must be prepared setting out all design and operational parameters for the detention facilities including design levels, hydrology and hydraulics, inspection, maintenance requirements and time intervals for such inspection and maintenance.

The Plan of Management is to be submitted to and approved by Council prior to the issue of the Occupation Certificate for the relevant stage.

84. Works as Executed Drawings Required

Works-As-Executed drawings are to be submitted to Council detailing the following information:

- a) invert levels of tanks, pits and pipes;
- b) surface levels of pits and surrounding ground levels;
- c) levels of surrounding kerb;
- d) floor levels of buildings;
- e) top of kerb levels at the front of the lot; and
- f) extent of inundation.

85. On-site Stormwater Detention - Positive Covenant Required

A positive covenant must be created on the title of the land providing the following:

- a) the registered proprietors will at all times maintain, repair and keep the on-site stormwater detention facilities in a good and safe condition and state of repair, in accordance with the approved design to the reasonable satisfaction, at all times, of Council, having due regard to the Plan of Management for the operation and maintenance of the on-site stormwater detention facilities;
- b) the liability under the Covenant will jointly and severally bind the registered proprietors of the proposed dwellings; and
- c) Council only will be entitled to release or modify the Covenant.

The terms of the positive covenant are to be prepared to Council's standard requirements at the applicant's expense and endorsed by Council prior to lodgement with NSW Land Registry Services.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the Occupation Certificate for the relevant stage.

86. On-site Stormwater Detention - Compliance Certification

Upon completion of the on-site stormwater detention system, certification from a consulting engineer and a works as executed drawing are to be provided to Council stating that the works are in accordance with or satisfy the design intent of the approved system.

Details demonstrating compliance are to be submitted to the Certifier prior to the issue of Occupation Certificate for the relevant stage.

87. Flood Prone Land - Awareness and Evacuation

The following requirements are to be prepared and installed prior to the issue of any Occupation Certificate for the relevant stage:

- a) A flood emergency evacuation and management plan is to be prepared for the development. The plan must advise occupants of flood evacuation procedures and emergency telephone numbers. The evacuation procedures must be permanently fixed to the building in a prominent location and maintained at all times; and
- b) A flood warning sign is to be provided advising occupants that the site may be subject to inundation during times of flood. The sign must be constructed of durable material and installed in a prominent location within the site.

88. Landscaping Works to be Completed

All landscaping works approved under this consent are to be completed prior to the issue of a Final Occupation Certificate.

89. Sydney Water Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be provided to the Principal Certifier prior to issue of the Occupation Certificate. For details refer to Sydney Water's

website.

90. **Section 307 Compliance Certificate - Council Infrastructure**

Prior to the issue of any Occupation Certificate for the relevant stage, the applicant must provide to the Certifier a copy of the Section 307 Compliance Certificate or a copy of the Section 306 Notice of Requirements in which states 'no minor or major works' issued by Council in relation to Council's Infrastructure.

91. **Fire Safety Certificate**

A Final Fire Safety Certificate for all new (or altered) fire safety measures is required to be provided to Council prior to the issue of an Occupation Certificate for relevant stage.

92. **Flood Prone Land - Engineers Certification**

The 100 year Average Recurrence Interval (ARI) flood level for this site is 17.3 RL metres AHD (Australian Height Datum).

An engineer's certificate must be provided deeming compliance with the following requirements during a 100 year ARI flood event:

- a) Habitable Floor Levels: Habitable floor levels must be equal to or greater than the 100 year ARI Flood Level for new Yr 7-10 Inquiry Hub and new Yr 11-12 Inquiry Hub;
- b) Debris: Damage to the proposed structure/s sustained in a flood will not generate debris capable of causing damage to downstream buildings or property. This includes securing of utilities and equipment including tanks, A/C units and similar;
- c) Structural Soundness: Any part of the structure will be able to withstand the force of floodwaters (including lateral forces, buoyancy forces, unbalanced hydrostatic forces) and the impact of debris;
- d) Foundations: The footing system must be structurally stable during flooding and must consider the soil properties when wet, possible erosion and scouring or liquefaction, subsidence or collapse due to saturation; and
- e) Flood Storage : Works within the Flood Planning Area must result in no reduction of flood storage and no detrimental impacts to flood behaviour.

The Engineers Certificate must be submitted to the Certifier prior to issue of the Occupation Certificate for relevant stage.

93. **Dilapidation Report - Completion of Works**

On completion of the development the subject of this consent and prior to the issue of the Occupation Certificate, a final dilapidation report is to be prepared by an appropriately qualified person and is to be provided to the Certifier and Council identifying:

- a) whether any damage to public infrastructure has occurred as a result of the development;
- b) the nature and extent of any damage caused to the public infrastructure as a result of the development;
- c) the nature and extent of works required to rectify any damage caused to the public infrastructure as a result of the proposed development;
- d) the nature and extent of works carried out to rectify any damage caused to the public infrastructure as a result of the development; and
- e) the nature and extent of any agreements entered into for rectification of any damage caused to the public infrastructure as a result of the development.

This report must reference the original dilapidation survey and reports that were required to be provided to the Certifier in accordance with this consent.

The developer must bear the cost of carrying out works to restore all damage to the public

infrastructure as a result of the carrying out of the development, and no occupation of the development must occur until damage caused as a result of the carrying out of the development is rectified.

94. Survey Certificate at Completion

A Survey Certificate, prepared by a Registered Surveyor, is to outline floor levels and the location of the buildings in relation to the boundaries of the allotment and any easements.

The certificate is to be submitted to the Certifier prior to the issue of any Occupation Certificate.

95. Food Premises - Certification of Fit-out

Prior to the issue of any Occupation Certificate the food premises must be inspected by an appropriately qualified person who must certify that the premises, including the construction and installation of all equipment, fixtures, fittings and finishes therein, complies with the *Food Act 2003*, *Food Regulation 2010* and Australian Standard AS 4674 - 'Design, construction and fit-out of food premises'.

Operational Conditions

96. Lighting

All external lighting associated with the development shall be managed in such a manner so as not to create a nuisance to the surrounding environment, properties and roadways. Lighting installations shall comply with Australian Standard AS 4282 - 'Control of the obtrusive effects of outdoor lighting'.

No flashing, moving or intermittent lighting, visible from any public place may be installed on the premises or external sign associated with the development.

97. Bushfire Protection - Emergency Management

A Bushfire Emergency Management Plan be prepared / updated consistent with the NSW Rural Fire Service Guidelines for the Preparation of Emergency / Evacuation Plan.

98. Flooding – Emergency Management

A flood emergency evacuation and management plan is to be prepared for the development. The Plan must advise occupants of flood evacuation procedures and emergency telephone numbers. The Plan must be updated every two years.

99. Neighbourhood Amenity

Any activity associated with the operation of the educational establishment shall not give rise to offensive noise, air pollution (including odour) or pollution of land and/or water as defined by the *Protection of the Environment Operations Act 1997*.

100. Waste Generation

All waste generated on the site is to be stored, handled and disposed of in such a manner as to not create air pollution (including odour), offensive noise or pollution of land and/or water as defined by the *Protection of the Environment Operations Act 1997*.

101. Annual Fire Safety Statement

The owner of the building is responsible for the lodgement with Council of an Annual Fire Safety Statement from a competent person so as to confirm the essential fire safety measures required to be provided in the building exist and are being maintained. The Annual Fire Safety Statement must be issued within 12 months of the issue of the Final Fire Safety Certificate, and then on an annual

basis thereafter.

A copy of the Fire Safety Statement obtained and Fire Safety Schedule must also be:

- a) Forwarded to the Commissioner of Fire and Rescue New South Wales by email to afss@fire.nsw.gov.au; and
- b) Prominently displayed in the building.

Advisory Notes

(i) Acid Sulfate Soils - Monitoring of Excavation During Works

All excavations are to be monitored to ensure that acid sulphate soils are not encountered during works. Signs that may indicate the presence of acid sulphate soils include:

- a) change in colour of the soil into grey and green tones;
- b) effervescence;
- c) the release of sulphur smelling gases such as sulphur dioxide or hydrogen sulphide; and
- d) lowering of the soil Ph by at least one unit.

Should any of the above indicators be present excavation work on the site is to stop and Council is to be notified to determine what action is required to be taken before work may commence.

(ii) Site Contamination Discovered During Demolition or Construction

Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about contamination, Council must be immediately notified and works must cease. Works must not recommence on site until an agreed management strategy is developed in consultation with Council.

(iii) Dial Before You Dig

Prior to commencement of work, you are required to contact the free national community service 'Dial Before You Dig' on 1100 regarding the location of underground services in order to prevent injury, personal liability and even death. Enquiries should provide the property details and the nearest cross street/road.

(iv) Requirements of 88B Instrument

The applicant must make themselves aware of any User Restriction, Easements and Covenants to this property and must comply with the requirements of any Section 88B Instrument relevant to the property in order to prevent the possibility of legal proceedings against them.

(v) Works on Public Land - Public Liability Insurance

Any person or contractor undertaking works on public land must take out a Public Risk Insurance policy with a minimum cover of \$10 million in relation to the occupation of public land and the undertaking of approved works within Council's road reserve or public land, as approved by this consent.

The policy is to note, and provide protection/full indemnification for Council, as an interested party. A copy of the policy must be submitted to Council prior to commencement of any works. The policy must be valid for the entire period that the works are being undertaken.

(vi) Utilities and Services

Utilities, services and other infrastructure potentially affected by construction and operation must be

identified prior to construction to determine requirements for access to, diversion, protection, and/or support.

Consultation with the relevant owner and/or provider of services that are likely to be affected by the proposed development must be undertaken to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure as required. The cost of any such arrangements must be borne by the developer.

(vii) Building Work in Close Proximity to the Boundary

Building work in close proximity to the boundary may be a sensitive matter for each property owner and can often end in an unsatisfactory relationship between the neighbours. You are advised that the consent given to undertake work in close proximity to the allotment boundary is in no way to be construed as permission to build on or encroach over the allotment boundary. Your attention is directed to the provisions of the *Dividing Fences Act 1991* that gives certain rights to adjoining owners, including use of the common boundary. In the absence of any structure standing well clear of the common boundary you need to make yourself aware of your legal position, which may involve a survey to identify the allotment boundary



NSW RURAL FIRE SERVICE

Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Your reference: CNR-41934 DA0190/22
Our reference: DA20220704009053-Original-1

ATTENTION: Sanzida Alam

Date: Tuesday 29 November 2022

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – School
22 Rifle Range Road South Windsor 2756, 1//DP811652

I refer to your correspondence dated 05/07/2022 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

Asset Protection Zones

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

2. All new roofing and construction facing North East and South East on the Year 11-12 Inquiry Hub must comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.

3. New construction facing South West and North West on the Year 11-12 Inquiry Hub must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.

4. All other new construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.

Water and Utility Services

Intent of measures: 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. The provision of water, electricity and gas must comply 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 2419.1:2005;
- hydrants are and 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 2419.1:2005;
- 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

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

6. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.

7. A Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the:

- The NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*; and,
- *NSW RFS Schools Program Guide*

The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

Note: 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 occupation of the development. An Emergency Planning Committee needs to be established to consult with residents (and their families in the case of aged care accommodation and schools) and staff in developing and implementing an Emergency Procedures Manual. Detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745:2010 are to be clearly displayed, and an annual emergency evacuation exercise is to be conducted.

General Advice – Consent Authority to Note

The determination of construction requirements has been based on a performance based solution proposed in the bush fire report prepared by Building Code & Bushfire Hazard Solutions dated 26 May 22.

For any queries regarding this correspondence, please contact Bryce Pascoe on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment