# Attachment 1 – Recommended Conditions of Consent DA-1990/2022/DA-C

#### **GENERAL CONDITIONS**

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on or benefit of the development consent.

#### 1. Approved Development

The development shall be carried out in accordance with the stamped approved plans listed in the table below, and generally in accordance with the stamped documents listing under the title 'Associated Documentation' below, except as modified in red by Council and/or any conditions within this consent.

Drawing Title	<b>Drawing Number</b>	Revision	Author	Dated
COVER PAGE	DA-00-0000	06	PTW Architects	06/07/22
SITE LOCATION PLAN	DA-01-0001	06	PTW Architects	06/07/22
SITE CONTEXT	DA-01-0002	06	PTW Architects	06/07/22
SITE CONNECTIONS	DA-01-0003	06	PTW Architects	06/07/22
SITE ANALYSIS - SHEET 1	DA-01-0004	06	PTW Architects	06/07/22
SITE ANALYSIS - SHEET 2	DA-01-0005	06	PTW Architects	06/07/22
SITE ANALYSIS - SHEET 3	DA-01-0006	06	PTW Architects	06/07/22
SITE ANALYSIS - BUILT FORM	DA-01-0007	06	PTW Architects	06/07/22
SITE ANALYSIS - EXISTING SITE PHOTOS	DA-01-0008	06	PTW Architects	06/07/22
SITE PLAN - OVERALL EXISTING	DA-02-0001	06	PTW Architects	06/07/22
SITE PLAN - OVERALL DEMOLITION	DA-02-0101	06	PTW Architects	06/07/22
SITE PLAN - OVERALL PROPOSED	DA-03-0001	06	PTW Architects	06/07/22
SITE PLAN - OVERALL CONNECTIONS	DA-03-0002	06	PTW Architects	06/07/22
SITE PLAN - BOARDING FACILITIES - BU-LOO	DA-04-0001	06	PTW Architects	06/07/22
SITE PLAN - BOARDING FACILITIES - BU-L01, BT-	DA-04-0101	06	PTW Architects	06/07/22
LOO				
SITE PLAN - BOARDING FACILITIES - BU-ROOF,	DA-04-0201	06	PTW Architects	06/07/22
BT-L01				
SITE PLAN - BOARDING FACILITIES - ROOF	DA-04-0301	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - BOH - RL 39.800	DA-04-1001	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - DAIRY - RL	DA-04-1002	06	PTW Architects	06/07/22
38.000				
SITE PLAN - FARM FACILITIES - LH N - RL 34.000	DA-04-1003	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - LHS - RL 34.000	DA-04-1004	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - BSS	DA-04-1005	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - BOH - ROOF	DA-04-1201	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - DAIRY - ROOF	DA-04-1202	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - LH N - ROOF	DA-04-1203	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - LH S - ROOF	DA-04-1204	06	PTW Architects	06/07/22
SITE PLAN - FARM FACILITIES - BSS - ROOF	DA-04-1205	06	PTW Architects	06/07/22
SITE SECTIONS - BOARDING FACILITIES - A, B, C	DA-05-0001	06	PTW Architects	06/07/22
& D				
SITE SECTIONS - FARM FACILITIES - SHEET 1	DA-05-0002	06	PTW Architects	06/07/22

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Drawing Title	Drawing Number	Revision	Author	Dated
SITE SECTIONS - FARM FACILITIES - SHEET 2	DA-05-0003	06	PTW Architects	06/07/22
SITE SECTIONS - FARM FACILITIES - SHEET 3	DA-05-0004	06	PTW Architects	06/07/22
SITE SECTIONS - FARM FACILITIES - SHEET 4	DA-05-0005	06	PTW Architects	06/07/22
SITE SECTIONS - FARM FACILITIES - SHEET 5	DA-05-0006	06	PTW Architects	06/07/22
SITE ELEVATION - BOARDING FACILITIES -	DA-05-0201	06	PTW Architects	06/07/22
SHEET 1				
SITE ELEVATION - BOARDING FACILITIES -	DA-05-0202	06	PTW Architects	06/07/22
SHEET 2				
SITE ELEVATION - FARM FACILITIES - SHEET 1	DA-05-0203	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 2	DA-05-0204	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 3	DA-05-0205	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 4	DA-05-0206	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 5	DA-05-0207	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 6	DA-05-0208	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 7	DA-05-0209	06	PTW Architects	06/07/22
SITE ELEVATION - FARM FACILITIES - SHEET 8	DA-05-0210	06	PTW Architects	06/07/22
SHADOW DIAGRAMS - EXISTING	DA-93-0001	06	PTW Architects	06/07/22
SHADOW DIAGRAMS - EXISTING	DA-93-0002	06	PTW Architects	06/07/22
SHADOW DIAGRAMS - EXISTING	DA-93-0003	06	PTW Architects	06/07/22
SHADOW DIAGRAMS - PROPOSED	DA-93-0011	06	PTW Architects	06/07/22
SHADOW DIAGRAMS - PROPOSED	DA-93-0012	06	PTW Architects	06/07/22
SHADOW DIAGRAMS - PROPOSED	DA-93-0013	06	PTW Architects	06/07/22
3D VIEW - OVERALL AXONOMETRIC	DA-99-0001	06	PTW Architects	06/07/22
3D VIEW - NORTH AXONOMETRIC	DA-99-0002	06	PTW Architects	06/07/22
3D VIEW - SOUTH AXONOMETRIC - SHEET 1	DA-99-0003	06	PTW Architects	06/07/22
3D VIEW - SOUTH AXONOMETRIC - SHEET 2	DA-99-0004	06	PTW Architects	06/07/22
3D VIEW - SHEET 1	DA-99-0011	06	PTW Architects	06/07/22
3D VIEW - SHEET 2	DA-99-0012	06	PTW Architects	06/07/22
3D VIEW - SHEET 3	DA-99-0013	06	PTW Architects	06/07/22
3D VIEW - SHEET 4	DA-99-0014	00	PTW Architects	06/07/22
3D VIEW - SHEET 5	DA-99-0015	00	PTW Architects	06/07/22
	DA-99-0016	00	PTW Architects	06/07/22
	DA-99-0017	00	PTW Architects	06/07/22
	DA-99-0010	00	PTW Architects	06/07/22
	DA-99-0019	00	PTW Architects	06/07/22
	DA-99-0020	00	PTW Architects	06/07/22
	DA-99-0021	90	PTW Architects	06/07/22
3D VIEW - SHEET 13	DA-99-0022	00	PTW Architects	06/07/22
3D VIEW - SHEET 14	DA 33 0023	00	PTW Architects	06/07/22
3D VIEW - SHEET 15	DA 33 0024	00	PTW Architects	06/07/22
3D VIEW - BOARDING FACILITIES - MATERIALS	DA-99-0101	06	PTW Architects	06/07/22
BOARDING FACILITIES - MATERIAL SCHEFT	ΠΔ-99-0102	06	PTW Architects	06/07/22
3D VIEW - FARM FACILITIES - MATERIALS	DA-99-0201	06	PTW Architects	06/07/22
FARM FACILITIES - MATERIALS	DA-99-0202	06	PTW Architects	06/07/22
I ANDSCAPE PLAN - BOARDING FACILITIES	DA-LA-0001	06	PTW Architects	06/07/22
LANDSCAPE PLAN - FARM FACILITIES - SHEET 1	DA-LA-0002	06	PTW Architects	06/07/22
LANDSCAPE PLAN - FARM FACILITIES - SHEET	DA-LA-0003	06	PTW Architects	06/07/22
2				
LANDSCAPE PLAN - FARM FACILITIES - SHEET 3	DA-LA-0004	06	PTW Architects	06/07/22
LANDSCAPE PLAN	DA-LA-0010	06	PTW Architects	06/07/22
LANDSCAPE PRECEDENTS	DA-LA-0020	06	PTW Architects	06/07/22
LANDSCAPE PLANTING	DA-LA-0021	06	PTW Architects	06/07/22
LOCATION PLAN & DRAWING SCHEDULE	1001	D	Tonkin	05.07.22

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Drawing Title	Drawing Number	Revision	Author	Dated
GENERAL LAYOUT PLAN	1005	D	Tonkin	05.07.22
EROSION & SEDIMENT CONTROL PLAN	1101	D	Tonkin	05.07.22
EROSION & SEDIMENT CONTROL DETAILS	1111	D	Tonkin	05.07.22
BULK EARTHWORKS PLAN	1201	С	Tonkin	05.07.22
CATCHMENT PLAN SHEET 1 OF 2	1210	D	Tonkin	05.07.22
CATCHMENT PLAN SHEET 20F 2	1211	D	Tonkin	05.07.22
STORMWATER MANAGEMENT PLAN 1 OF 4	1301	D	Tonkin	05.07.22
STORMWATER MANAGEMENT PLAN 2 OF 4	1302	D	Tonkin	05.07.22
STORMWATER MANAGEMENT PLAN 4 OF 4	1304	D	Tonkin	05.07.22
SITEWORKS PLAN SHEET 1 OF 4	1401	D	Tonkin	05.07.22
SITEWORKS PLAN SHEET 2 OF 4	1402	D	Tonkin	05.07.22
SITEWORKS PLAN SHEET 3 OF 4	1403	D	Tonkin	05.07.22
SITEWORKS PLAN SHEET 4 OF 4	1404	D	Tonkin	05.07.22
EFFLUENT SKETCH	1501	D	Tonkin	05.07.22
DETAILS SHEET 2 OF 2	1602	D	Tonkin	05.07.22
SWEPT PATH PLAN SHEET 1 OF 4	1701	D	Tonkin	05.07.22
SWEPT PATH PLAN SHEET 2 OF 4	1702	D	Tonkin	05.07.22
SWEPT PATH PLAN SHEET 3 OF 4	1703	D	Tonkin	05.07.22
STORMWATER MANAGEMENT PLAN 3 OF 4	1303	D1	Tonkin	26.10.22
DETAILS SHEET 1 OF 2	1601	D1	Tonkin	26.10.22
AV SWEPT PATH PLAN 1	SK1701	В	Tonkin	26.10.22
AV SWEPT PATH PLAN 2	SK1702	В	Tonkin	26.10.22
LOCATION PLAN & DRAWING SCHEDULE	001	D	Tonkin	05.07.22
GENERAL ARRANGEMENT PLAN	005	D	Tonkin	05.07.22
EROSION & SEDIMENT CONTROL PLAN	101	E	Tonkin	05.07.22
EROSION & SEDIMENT CONTROL DETAILS	111	E	Tonkin	05.07.22
BULK EARTHWORKS PLAN	201	С	Tonkin	05.07.22
CATCHMENT PLAN – SHEET 1 OF 2	210	D	Tonkin	05.07.22
CATCHMENT PLAN – SHEET 2 OF 2	211	D	Tonkin	05.07.22
STORMWATER MANAGEMENT PLAN - SHEET 1	301	D	Tonkin	05.07.22
OF 4				
STORMWATER MANAGEMENT PLAN - SHEET 2	302	D	Tonkin	05.07.22
OF 4				
STORMWATER MANAGEMENT PLAN - SHEET	303	D	Tonkin	05.07.22
30F 4				
STORMWATER MANAGEMENT PLAN – SHEET 4	304	D	Tonkin	05.07.22
OF 4				
SITEWORK PLAN – SHEET 1 OF 4	401	E	Tonkin	05.07.22
SITEWORK PLAN – SHEET 2 OF 4	402	E	Tonkin	05.07.22
SITEWORK PLAN – SHEET 3 OF 4	403	E	Tonkin	05.07.22
SITEWORK PLAN – SHEET 4 OF 4	404	E	Tonkin	05.07.22
DETAILS SHEET	601	D	Tonkin	05.07.22
SWEPTH PATH PLAN	701	D	Tonkin	05.07.22

#### Associated Documentation:

- Design Specification NCC 2019 & Accessibility, Author: Trevor R Howse Pty Limited, Issue: 5. Dated: 7.7.2022.
- Aboriginal Cultural Heritage Assessment Report, Author: Kayandel Archaeological Services, Version: 5.0, Dated: 27/06/2022.
- Archaeological Technical Report, Author: Kayandel Archaeological Services, Version: 5.0, Dated: 27/06/2022.

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- Statement of Heritage Impact, Author: Kayandel Archaeological Services, Dated: July 2022.
- Biodiversity Development Assessment Report, Author: Eco Logical Australia Pty Ltd, Version: V3, Dated: 4 July 2022.
- Koala Activity Assessment Report, Author: Eco Logical Australia Pty Ltd, Version: v7, Dated: 7 July 2022.
- Arboricultural Impact Assessment, Author: Eco Logical Australia Pty Ltd, Version: 7, Dated: 6 July 2022.
- Bushfire Protection Assessment, Author: Eco Logical Australia Pty Ltd, Version: v3, Dated: 4 July 2022.
- Document reference: DA20220811009949-Original-1, author: NSW Rural Fire Service, pages: 1 5, dated: 19 November 2022.
- Traffic & Transport Impact Assessment, Author: Cardno, Version: 4, Dated: 29 June 2022.
- Hurlstone Agricultural High School (HAHS) Combined DA Acoustic Assessment, Author: Pulse White Noise Acoustics, Revision: 4, Dated: 1 July 2022.
- Preliminary Site Investigation (Contamination), Author: Douglas Partners Pty Ltd, Revision: 0, Dated: 31 January 2022.
- Detailed Site Investigation (Contamination), Author: Douglas Partners Pty Ltd, Revision: 2, Dated: 27 April 2022.
- Desktop Geotechnical Assessment, Author: Douglas Partners Pty Ltd, Revision: 1, Dated: 24 February 2022.
- Ecologically Sustainable Development Report, Author: Stantec Australia Pty Ltd, Revision: 003, Dated: 27/04/2022.
- Farm Hub Flood Impact Assessment, Author: Tonkin Consulting Pty Ltd, Revision: B, Dated: 29 April 2022.
- Hurlstone Agricultural High School Farm Plan, Author: SCIBUS, Pages: 1 44.
- Waste Management Plan, Author: GHD Pty Ltd, Revision: 2, Dated: 29 June 2022.
- Access License, Pages: 1–6.

#### Endeavour Energy Documentation:

- NSW Planning Portal Concurrence and Referral, Author: Endeavour Energy, Pages: 1 10.
- Endeavour Energy Standard Conditions for Development Applications and Planning Proposals, Author: Endeavour Energy, Version: 5, Dated September 2022, Pages: 1–55.
- Work Near Underground Assets Guide, Author: Safework NSW, Dated: 2007, Pages: 1 63.

- Work Near Overhead Power Lines, Author: Workcover, Pages: 1 72.
- Electric & Magnetic Fields What We Know, Author: Energy Network Association, Pages: 1– 4.
- Safety Plan for Plumbers, Author: Endeavour Energy, Pages: 1 2.
- Easements and Property Tenure, Author: Endeavour Energy, Dated: 06/03/2017, Pages: 1 52.
- Safety on the Job, Author: Endeavour Energy, Pages: 1 2.
- Use of Fencing / Retaining Walls, Author: Endeavour Energy, Pages: 1 2.
- General Restrictions for Overhead Power Lines, Author: Endeavour Energy, Dated: 7/4/2020, Pages: 1 5.
- Overhead Construction Aerial Consumers Mains Minimum Clearances, Author: Endeavour Energy, Dated: 04-08-95, Sheet 1 of 1.
- Endeavour Energy Overhead Lines Minimum Clearances Near Structures, Author: Endeavour Energy, Dated: 16-2-95, Sheet 1 of 1.
- Technical Review Request, Author: Endeavour Energy, Dated: August 2019, Pages: 1 2.

# 2. Site Access

The applicant must ensure that lawful access is provided to the site prior to the commencement of works, during construction, prior to occupation of the development and during occupation of the development.

# 3. Endeavour Energy Requirements

The development must be undertaken in accordance with the conditions of approval and all associated documents, guidelines and drawings issued by Endeavour Energy forming part of this consent, and throughout the relevant stages of the development.

#### 4. Building Code of Australia

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

#### 5. Landscaping

The provision and maintenance of landscaping shall be in accordance with the approved landscape plan containing Council's approved development stamp including the engagement of a suitably qualified landscape consultant/ contractor for landscaping works.

The applicant shall plant 312 trees on site in accordance with the approved landscape plan. The applicant shall liaise with Council's Environmental Specialist regarding the planting locations of Koala Feed Trees where the locations are to be confirmed.

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# 6. Driveway and Car Parking Design

The gradients of driveways, vehicle manoeuvring areas and car parking spaces shall be designed in accordance with Australian Standards *AS* 2890.1 and *AS* 2890.2 (as amended).

# 7. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- a. All vehicular entries and exits shall be made in a forward direction.
- b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- c. All deliveries to the premises shall be made to the loading bay/s provided.

A traffic sign shall be placed adjacent to the driveway at the entrance of the property advising drivers of the above information. Should the sign be damaged or removed, it shall be replaced within 48 hours.

### 8. Engineering Compliance

Engineering design and construction for the development must consider and satisfy where relevant, the following documents, guides, codes, & specifications (as amended);

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works,
- b. Campbelltown City Council's Engineering Design for Development Guide,
- c. Managing Urban Stormwater Soils and Construction (a.k.a. the Bluebook),
- d. National Construction Code, Building Code of Australia,
- e. NSW Floodplain Development Manual,
- f. Australian Rainfall and Runoff,
- g. Austroads Guides,
- h. RMS Guide to Traffic Generating Development
- i. Planning for Bushfire Protection,
- j. Australian Standards and State Government publications.

An engineering report, to the extent required by the Principal Certifier, shall be prepared by a qualified and experienced professional, detailing how the development complies with all relevant requirements, and including written and signed certification that the development is fit for purpose.

#### 9. Traffic and Transport

The development shall implement the recommendations of document title: Traffic & Transport Impact Assessment, Author: Cardno, Version: 4, Dated: 29 June 2022, and document title: Transport Plan, Author: Cardno, Version: 3, Dated: 28 April 2022, including:

- a. A Construction Traffic Management Plan prepared by a suitably qualified and experienced person.
- b. Time manage the arrive / departure of boarders to avoid first and last day of term where higher traffic movements are expected for the remainder of the school

- c. Time manage the arrival / departure of boarders to avoid conflict with scheduled work / heavy vehicle movements associated with the Farm Hub.
- d. Students undertake an induction prior to being permitted to access the Farm Hub. Inductions should be recorded by the school and updated regularly.

A Monitoring and Review Program to monitor the effectiveness (or otherwise) of the Transport Plan. The operator of the premises shall keep written records of the Monitoring and Review Program.

#### 10. Arboricultural Requirements

The development shall implement the following recommendations of document title: Arboricultural Impact Assessment, Author: Eco Logical Australia Pty Ltd, Version: 7, Dated: 6 July 2022:

- a. All tree pruning and removal is to be carried out by an arborist with a minimum AQF Level 3 qualification in Arboriculture.
- b. All tree work must be in accordance with Australian Standard AS 4373-2007, Pruning of Amenity Trees and the NSW WorkCover Code of Practice for the Amenity Tree Industry (1998).
- c. Approved tree works should not be carried out before the installation of tree protection measures.
- d. Any additional construction activities within the TPZ of the subject trees must be assessed and approved by the project arborist and must comply with AS 4970-2009 Protection of trees on development sites.

#### 11. Vegetation Removal

A suitably qualified and experienced Ecologist shall be present on site when tree felling is being undertaken, and for relocating any fauna present during tree felling operations (into the retained vegetation area).

#### 12. Noise and Vibration Management Plan

The development must implement the Noise and Vibration Management Plan detailed in Section 8 of document title: Hurlstone Agricultural High School (HAHS) – Combined DA Acoustic Assessment, Author: Pulse White Noise Acoustics, Revision: 4, Dated: 1 July 2022.

#### 13. Waste Management Plan

Waste generated from the development shall be managed in accordance with document title: Waste Management Plan, Author: GHD Pty Ltd, Revision: 2, Dated: 29 June 2022.

#### 14. Management of School Farm

The farming operation shall be managed in accordance with document title: Hurlstone Agricultural High School Farm Plan, Author: SCIBUS, Pages: 1 – 44.

# 15. Animal Welfare

All animals must be kept in accordance with the NSW Department of Primary Industries - Animal Welfare Code of Practice and Industry Regulations.

#### 16. Noise Management

The farming operation must incorporate noise mitigation measures to comply with the EPA-NSW Industrial Noise Policy 2000.

The farming operation must be designed and operate so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings do not emit 'offensive noise' as defined in the Protection of the Environment Operations Act, 1997:

Offensive noise means noise:

- a. that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:
  - i. is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or
  - ii. interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
- b. that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

All sheds, mechanical equipment, fans, foggers and pneumatic feed systems (food and water systems) shall be well-maintained to minimise the generation of mechanical noise and the likelihood of off-site vibration.

#### 17. Odour and Dust Management

The farming operation must incorporate dust and odour mitigation measures.

The sheds shall be designed and operated so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not give rise to the generation of "offensive odour" as defined in the Protection of the Environment Operations Act, 1997:

Offensive odour means an odour:

- a. that, by reason of its strength, nature, duration, character or quality, or the time at which it is emitted, or any other circumstances:
  - i. is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted; or

- ii. interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or
- b. that is of a strength, nature, duration, character or quality prescribed by the regulations or that is emitted at a time, or in other circumstances, prescribed by the regulations.

#### 18. Waste and Litter Management

Prior to operation, the farming operation must incorporate a Waste and Litter Management Program. Documentation of the Farm's Waste and Litter Management Program must be kept on site at all times and be made available at the request of Council Officers.

#### **19. Pest and Vermin Management**

The farming operation must incorporate an appropriate and effective Pest and Vermin Management Control Program. Documentation of the Farm's Pest and Vermin Management Control Program must be kept on site at all times and available at the request of Council Officers.

### 20. Complaint Handling Strategy

The farming operation must implement an appropriate Complaint Handling Strategy.

All complaints must be addressed appropriately to rectify any impacts experienced by the surrounding neighbours.

#### 21. Emergency Management

Prior to operation, the farming operation must incorporate an Emergency/Contingency Plan to appropriately deal with animal deaths and welfare issues, impacts on surface and natural watercourses, and the spread of diseases.

The farming operation must incorporate an Australian Veterinary Plan (Ausvetplan) to appropriately deal with Emergency Animal Diseases. The relevant authorities must be notified and the appropriate action must be taken as directed by the Chief Veterinary Officer, NSW Department of Primary Industries.

# 22. NSW Rural Fire Service – General Terms of Approval

The development must be undertaken in accordance with the NSW Rural Fire Service – General Terms of Approval:

#### Asset Protection Zones

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

- a. From the commencement of building works and in perpetuity, the property must be maintained as an inner protection area to the following distances and aspects in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019:
  - for a distance of 50 metres in all directions from the proposed dormitory buildings;

- for a distance of 50 metres in all directions from the proposed general learning space (GLS); and,
- for a distance of 32 metres in all directions from the proposed office building.

When establishing and maintaining an inner protection area, 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 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer 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;
- 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 regularly
- b. 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 no 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.

#### **Construction Standards**

The intent of measure is 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. c. New construction of the proposed dormitory buildings, general learning space (GLS), and office, must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.

#### **Access - Internal Roads**

# The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.

- d. Access roads for special fire protection purpose (SFPP) developments must comply with the general requirements of Table 6.8b of Planning for Bush Fire Protection 2019:
  - SFPP access roads are two-wheel drive, all-weather roads;
  - access is provided to all structures;
  - traffic management devices are constructed to not prohibit access by emergency services vehicles;
  - access roads must provide suitable turning areas in accordance with Appendix 3; and
  - one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.

Non-perimeter roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of Planning for Bush Fire Protection 2019 and the following:

- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- there are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the maximum grade road is 15 degrees and average grade of not more than 10 degrees;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

#### Water and Utility Services

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

- e. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:
  - reticulated water is to be provided to the development where available;
  - fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
  - hydrants are 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;
  - 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:
  - i. lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - ii. 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.

#### Emergency and Evacuation Planning Assessment

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

- f. A Bush Fire Emergency Management and Evacuation Plan must be prepared, or the existing plan updated, in accordance with Table 6.8d of Planning for Bush Fire Protection 2019 and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. The plan must also include the following:
  - contact details for the local Rural Fire Service office;
  - procedures for coordinated evacuation of the site in consultation with local emergency services.

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

#### 23. Rainwater Tanks

The development shall provide three rainwater tanks with a combined capacity of 80,000 litres. The rainwater tanks associated with the boarding facilities shall capture roof water from the development and be connected to the plumbing in the building to provide water for toilets. The rainwater tanks associated with the cattle barn shall capture roof water from the development and be used for agricultural purposes.

#### PRIOR TO THE COMMENCEMENT OF APPLICABLE WORKS

The following conditions of consent must be complied with prior to the commencement of applicable works on the land.

#### 24. Site Access

Unless otherwise agreed between Transport Asset Holding Entity of New South Wales and Department of Education (Minister for Education and Training), prior to the commencement of

applicable works on the land, the Access License between Transport Asset Holding Entity of New South Wales and Department of Education (Minister for Education and Training) in relation to Lot 24 DP 1035516 must be signed and executed as an Agreement. The terminating date of the Access License shall be sufficient to permit the completion of all construction works under this consent.

- a. Prior to the terminating date of the Access License, Lot 24 DP 1035516 shall be dedicated to Council as a public road, pursuant to any requirements and improvements issued in writing by Council's Executive Manager Urban Release and Engagement (or equivalent); or
- b. Prior to the terminating date of the Access License, and only with land owners consent being obtained, a right of carriageway must be created over Lot 24 DP 1035516 to allow public access and construction works access over Lot 21 DP 1035516 in perpetuity.

After the terminating date of the Access License, any works under this development consent shall cease, and the development shall not be occupied, unless point (a) or (b) above have been satisfied.

# 25. Erection of Construction Sign

Prior to the commencement of applicable works on the land, a sign/s must be erected in a prominent position on the site:

- a. 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
- b. Stating that unauthorised entry to the work site is prohibited
- c. Pollution warning sign promoting the protection of waterways (issued by Council with the development consent)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the Principal Certifier for the work.

Any such sign/s 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.

#### 26. Toilet on Construction Site

Prior to the commencement of applicable works on the land, toilet facilities are to be provided, at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part thereof. Each toilet provided must be a standard flushing toilet and be connected to:

- a. A public sewer, or
- b. If connection to a public sewer is not practicable, to an accredited sewage management facility approved by Council, or
- c. If connection to a public sewer or an accredited sewage management facility is not practicable, to some other management facility approved by Council.

# 27. Hoarding / Fence

Prior to the commencement of applicable works on the land, a fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if

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the building involves the enclosure of a public place in accordance with *Work Cover* requirements.

The work site must be kept lit between sunset and sunrise if the absence of light it is likely to be hazardous to persons in the public place.

A separate land use application under Section 68 of the Local Government Act 1993 shall be submitted to and approved by Council prior to the erection of any fencing on public land.

#### 28. Public Property

Prior to the commencement of applicable works on the land, the applicant shall advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense. A pre-construction dilapidation report shall be submitted to Council prior to the commencement of applicable works to document existing damage to public infrastructure.

#### 29. Demolition Works

Prior to the commencement of demolition works:

- a. A detailed demolition work plan designed in accordance with Clause 1.7.3 of Australian Standard AS 2601-2001 – The Demolition of Structures, prepared by a suitably qualified person with suitable expertise or experience, shall be submitted to and approved by the Principal Certifier and shall include the identification of any hazardous materials, method of demolition, precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.
- b. The demolition Contractor(s) licence details must be provided to the Principal Certifier.
- c. The handling or removal of any asbestos product from the building/site must be carried out by a NSW Work Cover licensed contractor irrespective of the size or nature of the works. Under no circumstances shall any asbestos on site be handled or removed by a non-licensed person. The licensed contractor shall carry out all works in accordance with NSW Work Cover requirements.
- d. An appropriate fence preventing public access to the site shall be erected for the duration of demolition works
- e. Immediately prior to the commencement of the demolition or handling of any building or structure that contains asbestos, the applicant shall request that the Principal Certifier attend the site to ensure that all appropriate safety measures are in place. The applicant shall also notify the occupants of the adjoining premises and Workcover NSW prior to the commencement of any works.
- f. A dilapidation report shall be submitted to the Principal Certifier where demolition work is to be undertaken within the zone of influence of a structure.

# 30. Utility Servicing Provisions

Prior to the commencement of applicable works on the land, the applicant shall obtain a letter from Sydney Water, Endeavour Energy, Jemena (if relevant) and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

#### **31.** Telecommunications Infrastructure

- a. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the Principal Certifier prior to the commencement of applicable works on the land; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

### 32. Sydney Water

Prior to the commencement of applicable works on the land, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met.

An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the Principal Certifier prior to the commencement of applicable works on the land.

The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

#### **33.** Works Outside the Site Boundary

Prior to the commencement of applicable works on the land, engineering plans for applicable work outside the site boundary shall be submitted to Council for approval. All works shall comply with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended), Engineering Design Guide for Development (as amended) and Campbelltown (Sustainable City) DCP (as amended), and shall be inspected by Council at all stages of construction.

A compliance certificate for the work shall be obtained from Council prior to occupation of the development.

Council assessment and inspection fees, apply to the above requirements.

#### 34. Soil and Water Management Plan

Prior to the commencement of applicable works on the land, a Soil and Water Management Plan (SWMP) must be prepared by a qualified and experienced professional civil engineer and submitted the Principal Certifier for approval. The SWMP must:

a. be prepared in accordance with the methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction (2004)(aka The Blue Book),

Council's Engineering Design for Development guide, and be prepared and implemented in accordance with all geotechnical engineering requirements specified for the development.

- b. clearly identify site features, constraints, existing and proposed slope grades, soil types, and nature of the proposed land disturbing activities,
- c. specify the type and location of erosion and sediment control measures, and detail them on the construction plans in accordance with relevant standard drawings, diagrams and plans from the Blue Book,
- d. recommend rehabilitation, and revegetation techniques,
- e. specify measures to control dust generated from the site,
- f. provide civil works and structural engineering details for all erosion and sediment controls, and
- g. provide manufacturers installation and operation details for all proprietary products.
- h. specify fencing for temporary sediment ponds/traps where batter slope exceeds 1 vertical to 5 horizontal,
- i. show details of securing the site against unauthorised access,
- j. provide a stabilised and drained; site entry and exit point, with circulation road(s) to all site construction offices, temporary onsite staff car park areas, and any machinery storage/maintenance areas,
- k. be staged to minimise the area of soils exposed at any one time,
- I. conserve topsoil for reuse on site, and identify on the plan the location of proposed soil, and materials stockpile locations,
- m. preserve existing native and riparian vegetation in accordance with any Council approved vegetation report or legislative requirements,
- n. control surface water flows safely through the construction site, from all storm events up to and including the 1% AEP event, in a manner that:
  - i. diverts clean run-off around disturbed areas.
  - ii. Minimises slope gradient and flow distance within disturbed areas.
  - iii. Is non-erodible.
  - iv. Allows prompt rehabilitation of the site.
- o. trap eroded sediment on site as close as practicable to the source, with scour protection designed for the 10 year ARI event. (Note: Hay bales are not to be used as sediment control devices. Straw bales are permitted),
- p. provide details of a self-auditing program, including monitoring and maintenance of erosion and sediment control measures, weather forecasting (at least the 3-day forecast), staging of rehabilitation and site stabilisation works, up to and including completion of any maintenance period (includes landscaping). A log book shall be kept onsite and be made available at all times for all staff, government authorities, and authorised site visitors to access, for record keeping of these requirements, and provision of standing orders and emergency actions to be observed during normal work hours, after-hours, weekends, and holidays.

# 35. Traffic Control Plans

Prior to the commencement of applicable works on the land, the applicant shall prepare a Traffic Control Plan (TCP) in accordance with the RMS manual "Traffic Control at Work Sites" and Australian Standard AS 1742.3 (as amended) and obtain approval from an accredited person. A copy of the approved TCP shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and a copy shall be submitted to Council for its records.

# 36. Vehicular Access During Construction

Prior to the commencement of applicable works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. Site specific mitigation measures shall be provided to the Principal Certifier for approval.

# **37.** Geotechnical Report

Prior to the commencement of applicable works on the land, where proposed excavation and/or filling exceed 900mm in depth, or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion.

# **38.** Stormwater Management Plan (Development)

Prior to the commencement of applicable works on the land, a plan indicating all engineering details and calculations relevant to the site regrading and the collection and disposal of stormwater from the site, building/s and adjacent catchment, shall be submitted for approval.

Floor levels of all buildings shall be a minimum of 150mm above the adjacent finished site levels and stormwater shall be generally in accordance with plans the prepared by Tonkin, Project No. 202061.

All proposals shall comply with the requirements detailed in Council's Engineering Design Guide for Development (as amended)

# **39.** On-Site Detention Facility

Prior to the commencement of applicable works on the land, the applicant shall submit details & design calculations of the On-Site Detention (OSD) system to the Principal Certifier for approval. OSD system shall comply with the requirements detailed in the Campbelltown City Council Engineering Design Guide for Development (as amended).

The applicant shall note the ongoing maintenance of the on-site detention facility is the responsibility of land owner. In this regard, an Operation and Maintenance Manual for the detention facility shall be submitted to Council for approval, prior to the commencement of applicable works on the land.

# 40. Site Management Plan

Prior to the commencement of applicable works on the land, the applicant must submit a Site Management Plan to the Principal Certifier for approval that clearly sets out the following:

- a. what actions are proposed to ensure safe access to and from the site and what protection will be provided to the road and footpath area from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like,
- b. the proposed method of loading and unloading excavation machines, building materials and formwork within the site,

- c. the proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period,
- d. sediment and erosion control measures as per Landcom's publication 'Managing Urban Stormwater Soils and Construction (2004)' also known as the 'Blue Book' or subsequent revisions.
- e. how it is proposed to ensure that soil/excavated materials are not transported on wheels or tracks of vehicles or plant and deposited on the roadway, and
- f. the proposed method of support to any excavation adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an appropriately qualified and experienced engineer.

### 41. Long Service Levy

Prior to the commencement of applicable works on the land, any Long Service Levy must be paid.

Note: This is a levy imposed by the NSW Government and administered by the Long Service Payments Corporation for the purpose of long service payments to building and construction workers.

#### 42. Geotechnical Assessment

Prior to the commencement of applicable works on the land, the applicant shall engage suitably qualified and experienced person to undertake the following investigations:

- a. Rock depth and rippability assessment incorporating a topsoil assessment.
- b. Detailed geotechnical investigation to determine pavement thickness designs, lot classifications and founding conditions as well as lot specific issues.
- c. Salinity and aggressivity investigation for site soils including testing of site soils for erosion and dispersion for the detailed design and construction of future water bodies and the ability of the soils to be used as clay liners, or similar.

The results and recommendations of the investigations shall be submitted to the Principal Certifier for approval and implementation.

#### 43. Acoustic Treatments

- a. Prior to the commencement of applicable works on the land, the Principal Certifier must ensure the plans include the acoustic treatments for glazing, external wall construction and external roof construction detailed in Section 4 of document title: Hurlstone Agricultural High School (HAHS) – Combined DA Acoustic Assessment, Author: Pulse White Noise Acoustics, Revision: 4, Dated: 1 July 2022.
- b. Prior to the commencement of applicable works on the land, the recommended acoustic treatments for the engineering services for the student accommodation and farm hub must be reviewed by a suitably qualified and experienced person to ensure final selections and mechanical airflow requirements are achieved.

# 44. Arboricultural Assessment

Prior to the commencement of applicable works on the land, a Project Arborist (AQF Level 5 Consulting Arborist) shall be engaged to supervise work within the TPZ of trees to be retained, provide advice regarding tree protection and monitor compliance. Once each stage is reached, the work will be inspected and certified by the project arborist and the next stage may commence.

A copy of document title: Arboricultural Impact Assessment, Author: Eco Logical Australia Pty Ltd, Version: 7, Dated: 6 July 2022 must be available on-site prior to the commencement of works, and throughout the entirety of the project.

Prior to the commencement of applicable works on the land, methods of the demolition and construction methods of the proposed works encroaching the eight trees (Trees 10, 12, 17, 18, 53, 183, 226 and 228) marked as 'potential to be retained' are to be determined in consultation with the Project Arborist in order to determine if long-term retention is viable. Root mapping is also required to be completed on these trees in order to determine viable retention.

Prior to any construction, an onsite meeting should be conducted with attendee's subject but not limited to the Project Arborist (AQF Level 5 Consulting Arborist), site manager and construction personnel team to walkthrough the tree protection measures requirements. All trees approved for removal are to be indicated clearly with spray paint on trunks.

Permission to remove trees located outside the site boundary is to be sought by the landowner prior to construction and permission must be granted from the relevant consent authority prior to removing any of the subject trees.

#### 45. Heritage Induction

Prior to the commencement of applicable works on the land, all relevant staff and contractors should be made aware of their statutory obligations for heritage under the Heritage Act 1977, which may be implemented as a heritage induction.

# 46. Aboriginal Archaeology

Prior to the commencement of applicable works on the land, the development shall implement the following recommendations of document title: Aboriginal Cultural Heritage Assessment Report, Author: Kayandel Archaeological Services, Version: 5.0, Dated: 27/06/2022:

- a. Site cards need to be prepared and submitted to AHIMS for HAHS-IF-001 (Hurlstone Agricultural High School), and HAHS-IF-002 (Hurlstone Agricultural High School).
- b. An Aboriginal Heritage Impact Permit (AHIP) under Part 6 of the National Parks and Wildlife Act 1974 must be sought for HAHS-IF-002 (Hurlstone Agricultural High School) prior to the commencement of the proposed upgrade to the farm hub facilities. The AHIP should be sought for a period of 5 years, which would be sufficient to allow for construction works to be completed.
- c. Prior to the commencement of the proposed upgrades, a management strategy as per Section 12 must be adopted for HAHS-IF-001 (Hurlstone Agricultural High School) and GPP MT5.

- d. Should the design and/or extent of the proposed upgrades be altered to include impact to any of the Aboriginal sites within the Subject Area, an AHIP under Part 6 of the National Parks and Wildlife Act 1974 must be sought prior to the commencement of works.
- e. A Keeping Place be established at Hurlstone Agricultural High School in order to allow the artefacts recovered during the test excavation to be used for educational purposes. Alternatively, where the Registered Aboriginal Partiers (RAPs) and the Proponent decide not to establish a Keeping Place, the artefacts should be reburied within the Farm Hub.
- f. Consultation continues to inform RAPs about the progression of the project until such time as the works approved under the DA have been completed. This is in line with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW, 2010a). In the event that Kayandel is not responsible for the maintenance of this consultation, the responsibility will fall to the Project Manager and/or the Proponent. a. A period of no longer than 6 months between contact with the RAPs must be upheld for the consultation to be considered 'continuous. If a period of longer than 6 months occurs between contact with the Aboriginal stakeholders, consultation will need to be re-started.
- g. All relevant staff and contractors should be made aware of their statutory obligations for heritage under the National Parks and Wildlife Act 1974, which may be implemented as a heritage induction.
- h. If, during the course of development works, suspected Aboriginal cultural heritage material is uncovered, work should cease in that area immediately. Heritage NSW should be notified and works only recommence when an approved management strategy has been developed.
- i. A copy of the final report should be sent to the Registered Aboriginal Parties (RAPs) identified in Table 4.

#### 47. Contamination

Prior to the commencement of works on the land, the applicant shall implement the following recommendations of document title: Detailed Site Investigation (Contamination), Author: Douglas Partners Pty Ltd, Revision: 2, Dated: 27 April 2022:

- a. An asbestos assessment is to be undertaken by stepping out from BH40, to delineate the nature and extent of asbestos contamination in the vicinity of this borehole.
- b. The diesel storage and bowser facilities within the school grounds are to be removed; as such, a diesel storage and bowser removal plan shall be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval.
- c. A hazardous building materials survey of the existing buildings to be demolished or refurbished be undertaken prior to any disturbance. The results will identify potential contaminants (e.g. asbestos, lead, PCBs) that may be present and could be released during the demolition process resulting in contamination of surface soils.
- d. Clearance of the buildings by a qualified occupational hygienist / licensed asbestos assessor following the removal of identified hazardous materials, and subsequently of the building footprints and surrounds following demolition.

- e. Following demolition of existing buildings, a supplementary investigation is undertaken targeting the sub soils beneath the demolished structures.
- f. An unexpected finds protocol is to be written to manage construction activities and the unearthing of possible hazardous materials encountered during the demolition and construction phases of the development.

### 48. Temporary Fence

Prior to the commencement of applicable works on the land, a temporary fence is to be erected to protect and limit access to vegetation to be retained.

#### 49. Construction Environmental Management Plan

Prior to the commencement of applicable works on the land, the applicant shall submit a Construction Environmental Management Plan (CEMP) to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval. The CEMP shall include, but not be limited to:

- a. Measures proposed to mitigate and manage impacts as set out in Table 23 of document title: Biodiversity Development Assessment Report, Author: Eco Logical Australia Pty Ltd, Version: V3, Dated: 4 July 2022.
- b. Mitigation measures for prescribed biodiversity impacts as set out in Table 24 of document title: Biodiversity Development Assessment Report, Author: Eco Logical Australia Pty Ltd, Version: V3, Dated: 4 July 2022.
- c. Timing of works and noise limitations during construction phase
- d. Dust monitoring dust suppression activities to be undertaken
- e. Hygiene protocols washdown of vehicles and machinery to prevent the spread of weeds and pathogens such as Phytophora and Myrtle rust
- f. Staff training communication of protected areas to personnel, no go zones, authorised personnel (as part of a Vegetation Management Plan).

# 50. Biodiversity Offset Credit Requirements

Prior to the commencement of applicable works on the land, including vegetation removal, the following like for like offset ecosystem credits are required to be retired for the proposal, and evidence of the acquiring of the offset ecosystem credits must be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for approval.

Plant Community Type	Offset Requirement	IBRA	Credits
(PUI)	(LIKETOFLIKE)		Required
849	Cumberland Shale	Cumberland, Burragorang,	1
Cumberland Shale	Plains Woodland in the	Pittwater, Sydney Cataract,	
Plains Woodland	Sydney basin	Wollemi and Yengo.	
	Bioregion. This	or	
	includes PCT's 849 and	Any IBRA subregion that is within	
	850	100 kilometres of the outer edge of	
		the impacted site.	

# 51. Tree Compensation

a. Prior to the commencement of applicable works on the land, including vegetation removal, in accordance with Council's Comprehensive Koala Plan of Management (CKPoM), the following tree numbers identified within document title: Arboricultural Impact Assessment, Author: Eco Logical Australia Pty Ltd, Version: 7, Dated: 6 July 2022, are required to be compensated for removal: 1, 2, 3, 15, 15a, 17, 48, 51, 52, 55, 61, 80, 142, 331, 333, and 338. The required compensation ratio is outlined in the table below:

Tree Number	Botanical name DBH (mm)	Common Name	Compensation
1	Eucalyptus tereticornis 1030	Forest Red Gum	>300 mm = 1:20
2	Eucalyptus tereticornis 400	Forest Red Gum	>300 mm = 1:20
3	Eucalyptus sp. 590	Gum	>300 mm = 1:20
15	Syncarpia glomulifera 400	Turpentine	>300 mm - 1:20
15a	Syncarpia glomulifera 400	Turpentine	>300 mm - 1:20
17	Eucalyptus tereticornis 450	Forest Red Gum	>300 mm = 1:20
48	Eucalyptus tereticornis 840	Forest Red Gum	>300 mm = 1:20
51	Eucalyptus tereticornis 1230	Forest Red Gum	>300 mm = 1:20
53	Eucalyptus tereticornis 890	Forest Red Gum	>300 mm = 1:20
55	Eucalyptus tereticornis 940	Forest Red Gum	>300 mm = 1:20
61	Eucalyptus tereticornis 650	Forest Red Gum	>300 mm = 1:20
80	Eucalyptus tereticornis 500	Forest Red Gum	>300 mm = 1:20
142	Eucalyptus tereticornis 560	Forest Red Gum	>300 mm = 1:20
331	Eucalyptus tereticornis 490	Forest Red Gum	>300 mm = 1:20
333	Eucalyptus tereticornis 500	Forest Red Gum	>300 mm = 1:20
338	Eucalyptus sp. 300	Gum	>100<300mm = 1:15
	Total		315

b. The applicant must pay Campbelltown City Council a fee of \$11,025 (315 x \$35 per replacement tree) to compensate for the removal of 315 trees. The fee must be paid prior to the commencement of applicable works on the land, and evidence of payment must be submitted to Council's Executive Manager Urban Release and Engagement (or equivalent) for written approval.

#### DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the proposed development complies with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

#### 52. Construction Work Hours

All work on site shall only occur between the following hours:

Monday to Friday:	7:00am to 6:00pm
Saturday:	8:00am to 5:00pm
Sunday and public holidays:	No work

#### 53. Erosion and Sediment Control

Erosion and sediment control measures shall be provided and maintained throughout the construction period in accordance with the requirements of the manual – *Soils and Construction* (2004) (*Bluebook*), the approved plans, Council specifications and to the satisfaction of the Principal Certifier. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated.

### 54. Compliance with Relevant Authority's Specifications

All design and construction work shall have regard to:

- a. Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended);
- b. Council's Engineering Design Guide for Development (as amended);
- c. Council's Campbelltown (Sustainable City) DCP (as amended);
- d. Soils and Construction (2004) (Bluebook); and
- e. Relevant Australian Standards and State Government publications.

#### 55. Fill Material

Any fill material imported to the site shall be Virgin Excavated Natural Material (VENM), or material that is subject to a Resource Recovery Order and Resource Recovery Exemption under the Protection of the Environment Operations (Waste) Regulation 2014 and specified by the Environment Protection Authority.

Should material that is subject to a Resource Recovery Order and Resource Recovery Exemption be utilised, the applicant must provide details to the Principal Certifier for approval outlining how the fill material is compliant with the relevant Resource Recovery Order and Resource Recovery Exemption.

#### 56. Fill Compaction Requirements

Any filling carried out on the site shall be compacted to a minimum dry density of 98% Standard Compaction. Density testing, which is to be certified by a qualified geotechnical engineer, shall be undertaken for every 300mm rise in vertical height, with test locations being selected randomly across the site. At least 1 test shall be taken for every 500m2 of the filled area (minimum 1 test per 300mm layer).

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# 57. Excess Material

All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written consent from Council.

#### 58. Public Safety

Any works undertaken in a public place are to be maintained in a safe condition at all times in accordance with Australian Standard *AS* 1742.3. Council may at any time and without prior notification make safe any such works that are considered to be unsafe and recover all reasonable costs incurred, from the applicant.

#### 59. Dust Nuisance

Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the manual – *Soils and Construction (2004) (Bluebook)*. Construction areas shall be treated/regularly watered to the satisfaction of the Principal Certifier.

#### 60. Geotechnical Monitoring

Routine inspections and earthworks monitoring shall be undertaken during construction.

#### 61. Arboricultural Inspections

- a. Bi-monthly inspections of trees during construction by the Project Arborist (or other timing as agreed with the project arborist) is required to monitor trees to be retained. All approved worked to be completed within the Tree Protection Zones of trees to be retained are to be under the supervision of the Project Arborist.
- b. The applicant must implement Appendix F Tree Protection Guidelines of document title: Arboricultural Impact Assessment, Author: Eco Logical Australia Pty Ltd, Version: 7, Dated: 6 July 2022.

#### 62. Heritage Conservation

If suspected historic cultural heritage material is uncovered during construction, work should immediately cease in that area. Heritage NSW (Enviroline 131555) should be notified, and works only recommence when an approved management strategy has been developed and approved.

#### 63. Footpath, Kerb and Gutter

The applicant shall re-construct all damaged bays of concrete path paving and kerb & gutter, adjacent to the site. Areas not concreted shall be re-graded, topsoiled and turfed. All works shall be in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended) and Engineering Design Guide for Development (as amended).

# PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to occupation of the development. All necessary information to comply with the following conditions of consent must be submitted to the Principal Certifier prior to the occupation of the development.

# 64. Section 73 Certificate

Prior to occupation of the development, a Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92.

The Section 73 Certificate must be submitted to the Principal Certifier prior to occupation of the development.

### 65. Bush Fire Certification

Prior to occupation of the development, a compliance certificate shall be submitted to the Principal Certifier prepared by a person recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment confirming the development is consistent with the General Terms of Approval issued by the NSW Rural Fire Service forming part of this consent.

#### 66. National Construction Code and Accessibility

Prior to occupation of the development, a compliance certificate shall be submitted to the Principal Certifier prepared by a suitably qualified and experienced person confirming the development incorporates the recommendations and specifications of document title: Design Specification – NCC 2019 & Accessibility, Author: Trevor R Howse Pty Limited, Issue: 5. Dated: 7.7.2022.

#### 67. Acoustic Treatments

Prior to occupation of the development, a compliance certificate shall be submitted to the Principal Certifier prepared by a suitably qualified and experienced person confirming the development incorporates the recommendations and specifications of document title: Hurlstone Agricultural High School (HAHS) – Combined DA Acoustic Assessment, Author: Pulse White Noise Acoustics, Revision: 4, Dated: 1 July 2022.

#### 68. Hollow Replacement Boxes

Prior to occupation of the development, four (4) hollow replacement boxes are required to be placed within the area of retained vegetation due to the removal of two (2) Hollow Bearing Trees. The size of the hollow replacement boxes shall reflect the size and dimensions of the hollow removed. All hollow replacement boxes shall be mounted at least 5 metres above the ground

# **69.** Arboricultural Inspection

Prior to occupation of the development, a final inspection of trees shall be undertaken by the Project Arborist after all major construction has ceased and following the removal of tree protection measures.

#### 70. Restoration of Public Roads

Prior to occupation of the development, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant, unless other restoration arrangements are made to the satisfaction of Council.

### 71. Works as Executed Plans

Prior to occupation of the development, the applicant shall submit to the Principal Certifier a copy of a work as executed plan, certified by a qualified surveyor, of any altered or constructed finished ground level or building floor level and stormwater infrastructure, which has been prepared in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design Guide for Development (as amended)*.

### 72. Compliance Certificate

Prior to occupation of the development, any works in public areas in relation to the development shall be completed as per the Council approved plans. A compliance certificate, approving the works, shall be obtained from Council prior to the occupation of the development.

#### 73. Public Utilities

Prior to occupation of the development, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense.

#### **ADVISORY NOTES**

The following information is provided for your assistance to ensure compliance with the Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation2021, other relevant Council Policy/s and other relevant requirements. This information does not form part of the conditions of development consent pursuant to Section 4.17 of the Act.

#### Advice 1. Environmental Planning and Assessment Act 1979 Requirements

The Environmental Planning and Assessment Act 1979 requires you to:

- a. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of applicable works.
- b. Give Council at least two days notice prior to the commencement of applicable works.
- c. Have mandatory inspections of nominated stages of the construction inspected.

# Advice 2. Provision of Equitable Access

Nothing in this consent is to be taken to imply that the development meets the requirements of the Disability Discrimination Act 1992 (DDA1992) or Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards).

Regard is to be given to the requirements of the Building Code of Australia (BCA) & the Premises Standards. It is the sole responsibility of the Principal Certifier, building developer and building manager to ensure compliance with the Premises Standards.

# Advice 3. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy any tree upon the subject site unless you have obtained prior written approval to do so from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self-supporting stems that are more than 3 metres in length, or has a trunk diameter greater than 150mm, when measured 1 metre above ground level, and excludes any tree declared under the Noxious Weeds Act (NSW).

### Advice 4. Covenants

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

#### Advice 5. Buried Waste

Should buried materials/wastes or the like be uncovered during the excavation of footings or trenches on site works, Council is to be contacted immediately for advice on the treatment/removal methods required to be implemented

#### Advice 6. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to occupation of the development.

#### Advice 7. Inspections – Civil Works (Generally for Developments)

Where Council is nominated as the Principal Certifier for civil works, the following stages of construction shall be inspected by Council.

- a. EROSION AND SEDIMENT CONTROL
  - i. Direction/confirmation of required measures.
  - ii. After installation and prior to commencement of earthworks.
  - iii. As necessary until completion of work.
- b. STORMWATER PIPES Laid, jointed and prior to backfill.
- c. VEHICLE CROSSINGS AND LAYBACKS Prior to pouring concrete.
- d. FINAL INSPECTION All outstanding work.

# Advice 8. Salinity

Please note that Campbelltown is an area of known salinity potential and as such any salinity issues should be addressed prior to the commencement of applicable works on the land. Further information regarding salinity management is available within Council's Engineering Design for Development (as amended) guide and the applicable Development Control Plan.

### Advice 9. Dial before you Dig

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

### Advice 10. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

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

# **END OF CONDITIONS**