

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 approved plans and documents listed in the table below, and all associated documentation supporting this consent, except as modified in red by Council and/or any conditions within.

Plan Detail	Job Number	Prepared by	Date
Cover Sheet, Revision 3, Drawing No. A-000	21019	BKA Architecture	03/11/2022
Masterplan - Stages, Revision 5, Drawing No. A-002	21019	BKA Architecture	20/11/2023
Stages 2-5 Masterplan, Revision 3, Drawing No. A-002	21019	BKA Architecture	03/11/2022
Stages 1-4 Masterplan - Ground Floor, Revision 4, Drawing No. A-011	21019	BKA Architecture	15/06/2023
Stage 5 & Car Parking Plan, Revision 3, Drawing No. A-012	21019	BKA Architecture	03/11/2022
Car Parking Plan, Revision 01, Drawing No. A-015	21019	BKA Architecture	15/06/2023
Site Elevations - Sheet 01, Revision 3, Drawing No. A-020	21019	BKA Architecture	03/11/2022
Site Elevations - Sheet 02, Revision 3, Drawing No. A-021	21019	BKA Architecture	03/11/2022
Site Sections, Revision 3, Drawing No. A-030	21019	BKA Architecture	03/11/2022
Secondary Admin and Years 3 & 4 Units, Revision 3, Drawing No. A-100	21019	BKA Architecture	03/11/2022
Years 5 & 6 and Staff Units, Revision 3, Drawing No. A-101	21019	BKA Architecture	03/11/2022
Library and Visual Arts Units, Revision 3, Drawing No. A-102	21019	BKA Architecture	03/11/2022
Science Units and Amphitheatre, Revision 3, Drawing No. A-103	21019	BKA Architecture	03/11/2022

Multi Purpose Hall, Revision 3, Drawing No. A-104	21019	BKA Architecture	03/11/2022
Multi Purpose Hall - Mezzanine, Revision 3, Drawing No. A-105	21019	BKA Architecture	03/11/2022
Years 7-10 Units, Revision 3, Drawing No. A-106	21019	BKA Architecture	03/11/2022
Years 11 & 12 and TAS Units, Revision 3, Drawing No. A-107	21019	BKA Architecture	03/11/2022
Amenities Block, Revision 3, Drawing No. A-108	21019	BKA Architecture	03/11/2022
Typical Module - Elevations, Revision 3, Drawing No. A-200	21019	BKA Architecture	03/11/2022
Typical Module - Section, Revision 3, Drawing No. A-300	21019	BKA Architecture	03/11/2022
Typical Breezeway - Section, Revision 3, Drawing No. A-301	21019	BKA Architecture	03/11/2022
Cut and Fill Plan, Revision 3, Drawing No. A-400	21019	BKA Architecture	03/11/2022
External Finishes, Revision 3, Drawing No. A-600	21019	BKA Architecture	03/11/2022
Site Analysis, Issue J, Sheet 01	LPDA 23-95	Concept Landscape Architects	13/09/2023
Landscape Plan, Issue J, Sheet 02	LPDA 23-95	Concept Landscape Architects	13/09/2023
Planting Images, Issue J, Sheet 03	LPDA 23-95	Concept Landscape Architects	13/09/2023
Details & Specification, Issue J, Sheet 04	LPDA 23-95	Concept Landscape Architects	13/09/2023
Master Plan - Replacement Street Trees, Issue C, Sheet 01	LPDA 23-95	Concept Landscape Architects	13/09/2023
Cover Sheet, Notes, Drawing Schedule, Issue B, Sheet 1/5, Drawing No. 8035C02-001B	New Educational Facility & Amenities	Cohort Engineering	04/11/2022
Stormwater Management Plan, Issue B, Sheet 2/5, Drawing No. 8035C02-101B	New Educational Facility & Amenities	Cohort Engineering	04/11/2022
Soil and Erosion Control Plan, Issue B, Sheet 3/5, Drawing No. 8035C02-102B	New Educational Facility & Amenities	Cohort Engineering	04/11/2022
Stormwater Details, Issue B, Sheet 4/5, Drawing No. 8035C02-201B	New Educational Facility & Amenities	Cohort Engineering	04/11/2022

Catchment Plan & Hydrology, Issue B, Sheet 5/5, Drawing No. 8035C02-601B	New Educational Facility & Amenities	Cohort Engineering	04/11/2022
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Document	Prepared by	Date
Due Diligence Aboriginal Archaeological Assessment, Version V.3	Archaeological Management & Consulting Group	14/06/2023
DA Acoustic Assessment, Project ID 20221304.1, Revision 1	Acoustic Logic	16/05/2023
Arboricultural Impact Assessment Report	Seasoned Tree Consulting	04/02/2022
Arboricultural Addendum for 13 trees located within St Sava College	Seasoned Tree Consulting	17/05/2023
Preliminary Site Investigation, Job No. E26042.E01_Rev0	Eiaustralia	16/06/2023
Flora and Fauna Assessment Report, Project No. SSC1, Version Final v1.0	Narla Environmental	16/11/2022
Ecological Constraints Assessment Report, Project No. SSC1, Version Final v1.0	Narla Environmental	May 2022
Waste Management Plan	BKA Architecture	24/10/2022

2. NSW Rural Fire Service General Terms of Approval

The development is to demonstrate compliance with the General Terms of Approval issued by the NSW Rural Fire Service, dated 8 March 2023 (Attachment 1).

3. APA Group Requirements

The development is to demonstrate compliance with the conditions issued by APA Group, dated 15 February 2023 (Attachment 2).

4. Water NSW Requirements

The development is to demonstrate compliance with the conditions issued by Water NSW, dated 7 February 2023 (Attachment 3).

5. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*. In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant construction certificate is made.

6. Engineering Design

Engineering design of all proposed structures and works, unless modified by a condition of this consent or the approved plans and documents outlined in Condition 1, shall be designed and constructed in accordance with requirements outlined in the following Council documents (as amended);

- Specification for Construction of Subdivisional Road and Drainage Works,
- Engineering Design for Development Guide (as amended), and
- Campbelltown City Council Development Control Plan (where relevant).

All engineers engaged to prepare or certify engineering construction plans and documents prior to release of the construction certificate, subdivision works certificate, or prior to construction, must provide a Design Certification Report, and fill out with detail relevant parts of the 'Engineering Plan Checklist', available in Appendix A of Council's Engineering Design for Development Guide, to the satisfaction of the appointed registered certifier.

7. Engineering Guides, Codes & Specifications

All engineering design and construction plans, documents and work for the proposed development shall be in accordance with but not limited to current versions of the following documents, guides codes, and specifications;

- a) Specification for Construction of Subdivisional Road and Drainage Works,
- b) Campbelltown (Sustainable City) Development Control Plan 2015,
- c) Campbelltown City Council's Engineering Design for Development Guide,
- d) Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book),
- e) National Construction Code, Building Code of Australia,
- f) NSW Flood Risk Management Manual,
- g) Australian Rainfall and Runoff,
- h) Austroads Guides,
- i) RMS Guide to Traffic Generating Development,
- j) Planning for Bushfire Protection,
- k) Australian Standards and State Government publications.

An engineering report shall be prepared by a qualified and experienced professional civil engineer registered on the NER detailing how the development, engineering design and construction plans comply with relevant, appropriate sections of these documents. The engineering report shall also include relevant

design certification, any assumptions made, and maintenance and repair requirements for all structures, work, and services proposed as part of the development.

8. 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 landscape design shall incorporate a significant portion of native, low water demand plants consistent with BASIX requirements.

9. Switchboards/Utilities/Air Conditioning Units

Switchboards, air conditioning units, garbage storage areas and storage for other utilities shall not be attached to the front elevations of the building or side elevations that can be seen from a public place.

10. External Finishes

The external finishes shall be in accordance with the approved plans and the schedule of finishes submitted with this application. Any proposed alterations to these finishes are considered to be a modification to the development consent and require separate approval by Council.

11. Deliveries

Vehicles servicing the site shall comply with the following requirements:

- All vehicular entries and exits shall be made in a forward direction.
- All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.
- 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.

12. Advertising Signs – Separate DA Required

This consent does not permit the erection or display of any advertising signs.

Most advertising signs or structures require development consent. You should make separate enquiries with Council prior to erecting or displaying any advertising or signage.

13. Lighting

Illumination of the site (including any display sign) is to be arranged to provide an appropriate level of lighting and in accordance with the requirements of *Australian Standard 4282 (as amended)* so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises or traffic.

14. Storage of Goods

All works, storage and display of goods, materials and any other item associated with the premises shall be contained wholly within the building.

15. Graffiti Removal

In accordance with the environmental maintenance objectives of 'Crime Prevention Through Environmental Design', the owner/lessee of the building shall be responsible for the removal of any graffiti which appears on the buildings, fences, signs and other surfaces of the property within 48 hours of its application.

16. Unreasonable Noise, Dust and Vibration

The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like.

In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

17. Operating Hours

The use of the premises/business shall be limited to:

Monday to Friday	7:00 am – 7:00 pm
Saturday	8:00 am – 7:00 pm
Sunday	8:00 am – 7:00 pm

18. Public Liability Insurance

A copy of valid public liability insurance cover for the value of \$20,000,000 (twenty million dollars) or as adjusted by Council, indemnifying Council from all and any claims arising from an incident caused or associated with operations or activities carried out within the public domain in accordance with the approved use shall be sent annually to Council's Property Services Section within seven days of the commencement of the period of insurance, or insurance renewal.

The value of the public liability insurance cover will be reviewed by Council on an annual basis and where Council deem it necessary to vary the amount of cover required, any subsequent policy taken out will need to be of an equal or greater amount to that set by Council following its review. In this regard, prior to the applicant applying for an annual renewal of the public liability insurance cover, the applicant is to contact the Council's Property Services Section to confirm the current value of the public liability insurance cover required for the continued use of the premises.

19. Car Parking Spaces

68 car parking spaces shall be designed, sealed, line marked and made available to all users of the site in accordance with Australian Standards 2890.1 and 2 (as amended).

20. Shoring and Adequacy of Adjoining Property

If the development referred to in this development consent involves an excavation that extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must at the person's own expense:

- a. Protect and support the adjoining premises from possible damage from the excavation, and
- b. Where necessary, underpin the adjoining premises to prevent any such damage.

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.

21. Rain Water Tank(s)

Rain water tank/s shall be installed on site for the collection and storage of stormwater for irrigation and reuse purposes (eg the flushing of toilets), in accordance with the approved plans.

22. Construction Certificate

Prior to the commencement of any works that require a construction certificate:

- a. the applicant shall appoint a Principal Certifier;
- a. the applicant shall obtain a construction certificate for the particular works; and
- b. when Council is not the Principal Certifier, the appointed Principal Certifier shall notify Council of their appointment no less than two days prior to the commencement of any works.

23. Tree Removal

- Trees T1, 2, 3, 9, 15, 17, 18, 19, 20, 28 and 36, are approved for removal. All tree removal works are to comply with Safe Work Australia "Guide to Managing Risks of Tree Trimming and Removal Work" July, 2016.
- The removal of hollow bearing trees shall be offset in accordance with Campbelltown (Sustainable City) Development Control Plan 2015 part 11.2 'Management of Native Vegetation and Wildlife Habitat (11.2.2 - c).

24. Tree Retention

Tree retention shall comply with the requirements outlined in the Arboricultural Impact Assessment Report for St. Sava College, prepared by Seasoned Tree Consulting dated November 2022, Arboricultural Addendum prepared by Seasoned Tree Consulting dated 17 May 2023, and the Flora and Fauna Assessment Report prepared by Narla Environmental dated November 2022.

25. Pollution Management

The following conditions have been applied to ensure that all activities involving the operation of the facility are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment

Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2021 and associated technical standards:

AMENITY OF THE NEIGHBOURHOOD – The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products, vibration or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like.

OFFENSIVE NOISE – The development must be design so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation 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 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.

UNREASONABLE NOISE, ODOUR, DUST, WASTE AND VIBRATION - In the event of a noise, fumes, odour, dust, waste or vibration related issue arising during the implementation, construction and ongoing operation of this development, the person in charge of the premises must when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

Should the development not achieve compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further treatment, modification of operational procedures, etc.

26. Ongoing Use

The ongoing operation of the food premises in relation to the fitout, fixtures, equipment installed and construction must be maintained in a manner to ensure compliance with the Food Act 2003, Food Regulations 2015, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fitout of food premises.

27. Waste & Recycling Storage, Collection and Disposal

The business operator must enter into a commercial waste contract agreement (residential bins are not permitted) for regular waste & recycling collection and disposal with a suitably licensed contractor. A copy of the waste agreement must be available for inspection upon request by Council.

All waste and recycling generated from the business are to be kept within an appropriate storage receptacle on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or on Council/Public land or in such a manner that it will become a litter, odour or health nuisance.

Waste bins that are placed out on a public place for collection must only be placed out for collection on the day of the collection after 6.00pm and must be removed by 8.00am the following day. Any residual waste left on the public place as a result of bin placement must be removed within undue delay by the food business operator.

28. Food Stalls/Vehicles operating at Fetes, Fundraisers and Events

Any fete, fundraiser or event held at the premises must comply with the NSW Government Premier and Cabinet – Event Starter Guide and the following:

Registration

All food stalls and mobile food vehicles must be registered with Council. A mobile food business and temporary food stall registration form is available on Council's website and must be completed and submitted to Council 2 weeks prior to the fete, fundraiser or event.

Mobile Food Vehicles

Where applicable, a recent (dated within the last 12 months) and satisfactory Food Premises Assessment Report (FPAR) must be provided.

Temporary Food Stalls

Council's Requirements for the Operation of One Day Food Stalls which is available on Council's website must be fully complied with.

Food Preparation

All food must be prepared and cooked on-site, or in a commercial approved food preparation kitchen. (I.e. the school canteen).

Food Act 2003

Food stalls and mobile food vehicles must comply and operate in accordance with Food Act 2003.

29. Food Stall And Food Vehicle Inspections

Council reserves the right to inspect all food stalls and food vehicles operating at the fete, fundraiser or event. The food operator will be responsible for the payment of all associated food inspection fees, which are reviewed annually and published in Council's adopted schedule of fees and charges.

Council reserves the right to revoke approval for any food stall or mobile food vehicle to trade at any fete, fundraiser or event if the stall/operator fails to comply with Council's requirements.

30. Ventilation

The organiser and food operator is responsible for providing appropriate ventilation during the operation of any fete, fundraiser or event to eliminate any smoke or odour nuisances from the use of all cooking appliances.

The food operator/organiser is responsible for ensuring that all smoke and odour dispersing from the use of all cooking appliances during the operations of any fete, fundraiser or event does not affect the safety of users of the site and the amenity of the area.

31. Unreasonable Noise

All generators used for any appliances within the food stalls/mobile food vehicles must be silent to reduce any noise impacts to nearby residents, other stalls and the public attending any fete, fundraiser or event. Any direction by Police or suitably authorised officer (e.g. authorised Council officer) to reduce or mitigate noise disturbances must be responded to immediately.

WASTE - All waste and recycling generated from the food stalls and mobile food vehicles are to be kept within appropriate storage receptacles on the premises. Waste is not to be stored or placed outside of a waste storage receptacle or in such a manner that it will become a litter, vermin, odour or health nuisance.

32. Pollution Control

The following conditions have been applied to ensure that all activities involving the operation of the premises are carried out in a manner which will prevent undue air, land, water pollution, noise pollution and waste management practices in accordance with the Protection of the Environment Operations Act 1997 Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environment Operations (Noise) Regulation 2017, Local Government Act 1993, Local Government Regulation 2005 and associated technical standards:

AMENITY OF THE NEIGHBOURHOOD - The implementation and ongoing operation of this development must not adversely affect the amenity of the neighbourhood or interfere unreasonably with the comfort or repose of a person who is outside the premises by reason of the emission or discharge of noise, fumes, odour, dust, waste products or other products, particularly from machinery, vehicles, warning sirens, public address systems and the like.

OFFENSIVE NOISE - The development must be designed so that the use of the premises, building services, operations, equipment, machinery, vehicles and ancillary fittings must not emit 'offensive noise' as defined in the Protection of the Environment Operation 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 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.

In the event of a noise related issue arising, the person in charge of the premises shall, when required by Council, carry out a noise assessment of the operation. The noise assessment is to be carried out by a suitably qualified and experienced acoustic consultant. A report of the findings and any recommendations is to be submitted to Council for its review.

If required by Council, the appropriate person shall implement any or all of the recommendations tabled within the acoustic consultant's report and/or any additional operational measures deemed reasonable by the Council.

UNREASONABLE NOISE, ODOUR, DUST AND VIBRATION - In the event of a noise, fumes, odour, dust, or waste related issue arising during the implementation, construction and ongoing operation of this

development, the person in charge of the premises shall when instructed by Council, cause to carry out an investigation by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction.

Should the development not achieve compliance with the applicable guidelines and standards, amendments to the development are required to be made (with the consent of Council), which may include, but are not limited to, changes to hours of operation, installation of further treatment, modification of operational procedures, etc.

Health and Public Nuisance - The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises.

33. Mechanical Ventilation System

In the event a mechanical ventilation system is installed, the system must comply with Australian Standard 1668.2-2012: *The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings* and where applicable, Australian Standard 1668.1-1998: *The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings*.

34. Regulated System/s Conditions

In the event a regulated system/s is installed, the following conditions have been applied to ensure that the use of the building is carried out in such a manner that is consistent with the Public Health Act 2010, Public Health Regulation 2022, Local Government Act 1993 and associated technical standards.

CONSTRUCTION - Any regulated system on the premises must be designed and installed in accordance with the *Public Health Act 2010*, Public Health Regulation 2022 and AS/NZS 3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning.

SAFE ACCESS - There must be safe and easy access to the regulated system for the purpose of cleaning, inspection and maintenance. Safe access must comply with Section 2.1.2 of AS/NZS 3666.1:2011 Air-handling and water systems of buildings—Microbial control—Design, installation and commissioning.

WASTEWATER DISCHARGE - The regulated system must have appropriate measures to prevent wastewater from the system entering the stormwater system. All waste water must enter the sewerage system.

TRADE WASTE AGREEMENT - If applicable, a trade waste agreement must be provided in accordance with the local water authority if the regulated system discharges more than 500 litres per day. Please contact Sydney Water on 132092 for further information.

COMPLIANCE CERTIFICATE - Provide a compliance certificate to certify that the regulated system/s is constructed and installed in accordance with the above requirements.

OPERATION - Any regulated system on the premises must comply and operate in accordance with the *Public Health Act 2010* and Public Health Regulation 2022.

INSPECTION - Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted (Phone 4645 4604) to undertake for an inspection of the premises. An inspection fee will be charged in accordance with Council's current schedule of fees and charges.

REGISTRATION - The regulated system is required to be registered with Council so that regular inspections can be carried out to ensure health standards are maintained. A business registration form is available on Council's website which must be completed and submitted to Council prior to the release of the occupation certificate.

36. Contamination

In the event that further contamination is identified when the detailed site investigation is undertaken and remediation is required, a Remediation Action Plan, responding to that contamination, shall be prepared. That RAP shall be submitted to Council for review and approval. Works must not commence on site until Council has approved the amended RAP.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by either Campbelltown City Council or the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

36. Soil and Water Management Plan (Comprehensive)

A Soil and Water Management Plan (SWMP) must be prepared by a professional civil engineer registered on the NER with relevant experience and submitted to the satisfaction of the appointed registered certifier prior to construction certificate approval.

The SWMP must;

- a) be prepared in accordance with the methodologies and requirements of Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), Council's LEP, DCP, and Engineering Design for Development guide,
- 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 on the construction certificate plans in accordance with relevant standard drawings, diagrams and plans from the Blue Book,
- d) recommend site and vegetation rehabilitation, and revegetation techniques,
- e) specify measures to control dust from the site,
- f) provide civil works and structural engineering details for all erosion and sediment controls,
- g) provide manufacturers installation and operation details for all proprietary products and controls,
- h) specify fencing for temporary sediment basins/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) stage soil disturbance and construction activities by minimising the area of soils exposed at any one time,
- l) conserve topsoil for reuse on site, and identify on the plan the location of proposed soil, and materials stockpile locations correct to scale and calculated volumes,
- 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.
 - i. Minimises slope gradient and flow distance within disturbed areas.
 - ii. Is non-erodible.
 - iii. Allows prompt rehabilitation of the site.
- o) trap eroded sediment on site as close as practicable to the source,
- p) scour protection to be designed for the 10% AEP (10 year ARI) event. (Note: Hay bales are not to be used as sediment control devices. Straw bales are permitted),
- q) provide details of a self-auditing program managed by the site superintendent and principal contractor, 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 and 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.

37. Internal Vehicle Driveway & Manoeuvring

Prior to release of the construction certificate or subdivision works certificate, a vehicle and pedestrian driveway access and manoeuvring plan shall be prepared by a professional engineer registered on the NER with traffic engineering qualifications and experience, to the satisfaction of the appointed registered certifier.

Internal driveways, parking, and manoeuvring areas shall be designed in accordance with Council's Engineering Design for Development Guide requirements, relevant parts of Australian Standards AS 2890.1, AS2890.2, and Austroads guides (as amended).

Swept path analysis for all design vehicles using the property shall be provided on a separate plan.

38. Geotechnical Investigation and Reporting

A comprehensive geo-technical engineering report and testing shall be prepared and undertaken by a professional geotechnical engineer and NATA registered laboratory, to the satisfaction of the appointed registered certifier prior to release of the construction certificate.

The report must include but not be limited to the following:

- a) An overall assessment of all approved architectural and construction engineering plans for the proposed development (building and site civil works) and suitability in relation to the site's geotechnical characteristics, and compliance with requirements outlined in the BCA, Campbelltown City Council's (Sustainable City) Development Control Plan, and Engineering Design for Development guide.
- b) Identify land that will be subject to subsidence, slip, slope failure or erosion, where; excavation and/or filling exceeds 900mm in depth or is identified as filled land.
- c) Preferred excavation/retention/stabilisation techniques and suitability of excavated materials for use in on-site earthworks.
- d) Construction methods to avoid problem areas associated with loose materials and groundwater seepage.
- e) Requirements for surface and subsurface drainage lines.
- f) Analysis of the level of risk to all existing adjacent structures/buildings, including the scenario of vibratory rollers and other large earthworks machines used anywhere within the site the subject of these works. In the event that the proposed development, its construction, and use of vibratory rollers or other machinery could affect adjacent structures/buildings, high risk areas and method of mitigation must be identified on a plan and discussed in the report. This analysis shall include outlining the potential for possible damage to adjoining premises from excavation on the site and specifying safe method(s) of underpinning the adjoining premises to prevent such damage.
- g) Recommended treatment of any unstable areas within privately owned allotments surrounding the site the subject of these works.
- h) Impact of the installation of services on overall site stability and specify recommendations on short term drainage methods, shoring requirements and other remedial measures that may be appropriate during construction.
- i) Specification of foundation conditions and footing requirements of the site, such as bearing pressures, pile design parameters, special techniques for expansive clays, saline soil conditions etc, and provide solutions for consideration of structural and civil engineers. Note Campbelltown is known for significant soil salinity issues, and footing design shall assume maximum salinity potential foundation soils, providing recommended design and mitigation strategies.
- j) Recommendations for footing design and prevention of adverse impacts to building footings and foundation from existing and proposed landscape vegetation and large trees proposed adjacent the buildings. Geotechnical engineer to collaborate with the applicant's arborist, civil and structural engineers.
- k) Extent and stability of any existing and proposed embankments.

- l) All required Geotechnical testing requirements.
- m) Level of geotechnical supervision required for each part of the works as defined under AS3798 - Guidelines on Earthworks for Commercial and Residential Developments.

39. Stormwater Drainage (Comprehensive)

A detailed stormwater drainage design plan and associated design report shall be prepared by an experienced and qualified professional civil or hydraulics engineer registered on the NER, to the satisfaction of the appointed registered certifier prior to issue of a construction certificate or subdivision works certificate. The plan and report shall clearly demonstrate;

- a) General compliance with the approved Stormwater Plan outlined in condition 1 of this consent.
- b) Compliance with geotechnical and structural engineering requirements outlined in any engineering report/investigation that has been submitted to support the development or to comply with conditions of this consent required to be met for issue of the construction certificate.
- c) Details of all hydrologic and hydraulic engineering design, calculations, HGL analysis and assumptions made in relation to site regrading, collection and disposal of stormwater from the site, building/s and adjacent sub-catchments to the approved point of discharge. Where third party proprietary software is used to model design stormwater events, full model setup details including parameters, assumptions made, calibration, validation, and sensitivity analysis shall be provided in the engineering report. Copies of all model files shall be submitted with the plan and report.
- d) Design details and calculations for the on-site detention basin.
- e) No adverse impacts to surrounding properties and stormwater behaviour up to and including the 1% AEP storm event.
- f) Minor and major stormwater flows for all storm events up to and including the 1% AEP event shall be safely conveyed by gravity through the site to the approved point of discharge. Formalised overflow drainage paths shall be provided to cater for any surcharge from the existing and proposed underground stormwater drainage system, overland flow up to and including the 1% AEP storm event, including adequate freeboard to all building floor levels, basement parking facility, and prevent ponding of stormwater against the buildings or entering into the basement carpark.
- g) Management and disposal of all stormwater and groundwater, existing and finished ground and surface levels, all pervious and impervious areas, estimated surface and pipe flow rates, velocities, invert levels, clearances between other services, and sizes of all pipelines.
- h) No long-term ponding of water on site.
- i) Hydraulic and structural design and construction details of rainwater tanks(s), on-site detention/retention tank(s), and any water harvesting systems, including but not limited to dimensions, materials, overflow discharge path to safe overland flow path or pipe system designed to cater for 1% AEP stormwater flows, and associated pump and pipe system details for irrigation purposes.

- j) Design and construction details of any level spreader, energy dissipater, or other similar structure required to allow safe discharge of site stormwater to the approved point of discharge, in a manner that converts concentrated flow to sheet flow, reduces velocity and energy to below scour limits of surrounding materials and waterways, keeps flow sub-critical, and prevents adverse impacts to neighbouring development, for all storm events up to and including the 1% AEP.
- k) Details of sub-soil drainage system.

40. Pollution Control

Prior to issue of a construction certificate or subdivision works certificate, a pollution control plan and report detailing engineering design, construction, operation and maintenance of all required stormwater pollution controls, water quality treatment, and rainwater harvesting/reuse systems, shall be prepared by a qualified and experienced professional engineer registered on the NER to the satisfaction of the appointed registered certifier.

The plan and report shall comply with preliminary engineering reporting, approved plans and electronic MUSIC-X modelling, relevant guidelines of the Department of Climate Change, Energy, Environment and Water (DCCEE) or equivalent State and Federal Authorities, Council's DCP and Engineering Design for Development Guide, manufacturer's specifications, operating & maintenance guides for third party proprietary infrastructure and devices.

41. On-Site Sewage Management

The following items must be lodged in support of a wastewater installation modification application prior to the issuing of the construction certificate:

- a) Completed Section 68, wastewater application - to install/operate a system of sewage management for the proposed dwelling.
- b) A detailed site and soil specific assessment and design recommendation prepared by an appropriately qualified person.
- c) A detailed site plan (A3 scale 1:100 maximum) showing the proposed location of the wastewater management system, all proposed and existing buildings, physical site constraints (watercourses, dams and steep terrain), aspect, landform and vegetation types and coverage.
- d) A detailed drainage plan (A3 scale 1:100 maximum) showing all drainage works from the dwelling, buildings, wastewater management system and effluent application area and a 100% reserve area for future effluent application areas if required. The drainage plan will show all effluent distribution systems.

The site specific wastewater management report referred to shall incorporate the following:

- a) Wastewater Management System Design indicating:
 - Supplier and installer or the proposed system
 - Details of the proposed system and methods of collecting, treating, storing, disposing and reusing (if applicable) all wastewater product.
 - Proposed system type.
 - Proposed service contractor (if required for proposed system).
 - Size and location of Effluent Application Area(s).

- Occupation rates of all bedrooms in dwellings (based on 2 people/bedroom).
- Daily hydraulic load of proposed wastewater management system.
- Buffer zones.
- Plan and cross sectional (A3, scale 1:100 scale) view of proposed wastewater management system and explanation of components.

b) Site and Soil Assessment indicating:

- Physical properties of the soil characteristics from a minimum of 3 bore holes for each proposed effluent application area within the site.
- Chemical properties of the soil (tested by NATA accredited Lab) characterised from samples taken from a minimum of 3 boreholes for each proposed effluent application area within the site.
- Flood potential of the site.
- Size of allotment.
- Exposure.
- Slope (%) of site.
- Landform description and type.
- Site drainage.
- Rock outcrops.
- Presence of landfill.
- Vegetation type (existing - natural/remnant and exotic)
- Stormwater inundation/runoff (direction and location)
- Stormwater run-on (direction and location)
- Buffer zone.
- Original copies of all soil test results.
- Water balance for the Wastewater Management System.
- Nutrient balance for the Wastewater Management System.

c) A detailed site plan (AS, scale 1:100) indicating:

- Proposed Wastewater Management System location.
- Effluent application area location and dimensions.
- All structures and water bodies onsite.
- North arrow.
- Location of soil bore holes.
- Property boundaries.
- Drainage lines.
- Buffer distances from dwellings, structures, dams, etc.

d) A detailed drainage plan (A3, scale 1:100) indicating:

- Proposed system location.
- Position of related effluent application area(s) (If applicable)
- Position and type of fittings.
- Position of drainage lines (system infrastructure).
- Position of natural drainage lines and depressions.
- Flood levels (1:100 and 1:20 year flood levels).
- Position of inspection opening

The proposed on-site wastewater management system must be designed and constructed in accordance with NSW Health Guidelines for effluent re-use and disposal and Council's On-site Wastewater Management Strategy.

42. Utility Servicing Provisions

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development.

Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure.

43. Waste Management Plan

Prior to Council or the appointed Principal Certifier issuing a construction certificate, the relevant provisions of Council's Waste Management Plan is to be completed to the satisfaction of Council.

44. Design for Access and Mobility

Prior to Council or the appointed Principal Certifier issuing a Construction Certificate, the applicant shall demonstrate by way of detailed design, compliance with the relevant access requirements of the BCA and AS 1428 – Design for Access and Mobility.

45. 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 appointed Principal Certifier prior to the issue of a Construction Certificate or any works commencing, whichever occurs first; and
- b. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer.

46. Sydney Water

Prior to Council or the appointed Principal Certifier issuing a construction certificate, 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 appointed Principal Certifier prior to issue of a construction certificate.

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

47. Campbelltown Local Infrastructure Contribution Plan 2018

Prior to Council issuing a construction certificate for any of the stages, the applicant shall provide a receipt for the payment to Council of monetary contribution(s) **for the amount owing for the stage(s)**, as determined by Council in accordance with the adopted Campbelltown Local Infrastructure Contributions Plan 2018 as detailed below:

	Stage 1	Stage 2A	Stage 2B	Stage 3	Stage 4	
Sec 7.12 Payable	\$41,254.79	\$55,006.39	\$55,006.39	\$11,000.00	\$2,751.59	\$165,019.16

The contribution value above is the Sept 2023 CPI index contribution rate and will be adjusted on a quarterly basis as detailed in Section 2.12 of the Plan. The exact amount of the contribution will be calculated at the rate applicable at the time of payment. It is recommended that the applicant contact Council's Development Contributions Officer on 4645 4846 prior to payment to determine the rate applicable at time of payment. Alternatively, the rate is published on the Council website – see Current Development Contribution Plan Rates and Indexations located here:

<https://www.campbelltown.nsw.gov.au/BuildAndDevelop/PlanningPoliciesandControls/DevelopmentContributions>

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any works on site.

48. Vehicular Access during Construction

Prior to the commencement of any 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 the public road system. Single sized aggregate, 40mm or larger and placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

49. Public Property

Prior to the commencement of any works on site, 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.

50. Erosion and Sediment Control

Prior to the commencement of any works on the land, adequate/approved erosion and sediment control measures shall be fully installed/implemented.

51. Erection of Construction Sign

Prior to the commencement of any works on the land, signs must be erected in prominent positions 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 (a digital copy is provided with this consent that can be printed, laminated and affixed to the site or a corflute sign is available for free pick up at Council's administration office)
- d. Stating the approved construction hours in which all works can occur
- e. Showing the name, address and telephone number of the principal certifying authority for the work.

Any such signs are 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.

52. Toilet on Construction Site

Prior to the commencement of any 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.

53. Trade Waste

Prior to the commencement of any works on the land, a trade waste facility shall be provided on-site to store all waste pending disposal. The facility shall be screened, regularly cleaned and accessible to collection vehicles.

54. Vehicular Access during Construction

Prior to the commencement of any 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. Single sized aggregate, 40mm or larger placed 150mm deep, extending from the kerb and gutter to the property boundary, shall be provided as a minimum requirement.

55. Public Property

Prior to the commencement of any works on site, the applicant shall provide Council with a report establishing the condition of the property which is controlled by Council which adjoins the site including (but not limited to) kerbs, gutters, footpaths, 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.

56. Footpath and Vehicular Crossing Levels

Prior to the commencement of any work, footpath and vehicular crossing levels are to be obtained from Council by lodging an application on the prescribed form.

57. Hoarding / Fence

Prior to the commencement of any works, a hoarding or 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 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 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 hoarding on public land.

58. Arborist Involvement

- Prior to the commencement of works, a project arborist who is qualified to a minimum AQF level 5 and/or equivalent qualifications and experience and who is experienced in tree protection on construction sites shall be engaged.
- The Project Arborist shall monitor and report regularly to the Principal Certifying Authority (PCA) and the Applicant on the condition of the retained trees during the construction works. The Project Arborist is to monitor any demolition, excavation, machine trenching or compacted fill placed within the TPZ of all retained trees.
- The schedule of works for the development must acknowledge the role of the Project Arborist and the need to protect the retained trees. Sufficient notice must be given to the Arborist where his/her attendance is required. Should the proposed design change from that reviewed, additional arboricultural assessment will be required.
- The Project Arborist should certify tree protection measures at key stages of the construction, as outlined in section 12 'hold points' of Arboricultural Impact Assessment by Seasoned Tree Consulting (November 2022).
- Copies of the Certification shall be provided to the PCA at the key stages as outlined in section 12 Arboricultural Impact Assessment Report.

59. Tree Compensation

- Prior to the commencement of works, in accordance with Part 7.2 Minor development of the *Campbelltown City Council's Comprehensive Koala Plan of Management (CKPOM)*; Tree T17 are required to be compensated for removal either by replacement trees to the required ratio or the monetary equivalent.
- The applicant shall be required to compensate for the loss of any (P)KFTs or shelter trees at the following ratio of replacement trees (or the monetary equivalent @ \$35) for every individual tree that is removed:
 - I. Small (DBH <100mm) 1:10
 - I. Medium (DBH >100 <300mm) 1:15
 - II. Large (DBH >300mm) 1:20

The required compensation is outlined below:

Tree Number	Species	Common Name	Compensation
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17	<i>Lophostemon confertus</i> DBH = 550mm	Brush Box (Shelter Tree)	DBH>300 mm = 1:20
Total replacement trees			20

- The monetary equivalent compensation for T17 is \$700 (20 x \$35 = \$700).
- If replacement planting is to be undertaken, 20 replacement trees should be planted on the property in a suitable location and identified on the Landscape Plans, which are to be provided to council for approval prior to commencement of works.

60. Construction Management Plan

A revised Construction Management Plan, which includes the environmental conditions for the TPZs for all trees and including the site compound must be prepared and submitted to Council prior to the commencement of any clearing of construction work on site.

61. Tree Removal

- Prior to the commencement of works, the applicant is required to commission the services of a qualified and experienced Ecologist with a minimum tertiary degree in Science, Conservation, Biology, Ecology, Natural Resource Management, Environmental Science or Environmental Management.
- The Ecologist must be licensed with a current Department of Primary Industries Animal Research Authority permit and New South Wales Scientific License issued under the BC Act. The Ecologist will be engaged to:
 - Undertake an extensive pre-clearing survey; delineating habitat-bearing trees and shrubs to be retained/removed; and
 - Supervise the clearance of trees and shrubs (native and exotic) in order to capture, treat and/or relocate any displaced fauna.

DEVELOPMENT REQUIREMENTS DURING CONSTRUCTION

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

62. Compliance with Council Specifications

All design and construction shall generally be in accordance with:

- a) Council's Specification for Construction of Subdivisional Road and Drainage Works (as amended),
- b) Council's Engineering Design for Development Guide (as amended),
- c) Council's (Sustainable City) DCP Volumes 1 and 2 (as amended),
- d) Landcom's Managing Urban Stormwater - Soils and Construction - March 2004 (aka The Blue Book), and
- e) Relevant Australian Standards and State Government publications.

63. Construction Work Hours

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

Monday to Friday	7.00 am to 6.00 pm
Saturday	8.00 am to 5.00 pm
Sunday and public holidays	No Work.

64. 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 certifying authority. The erosion and sedimentation control devices shall remain in place until the site has been stabilised and revegetated.

Note: On the spot penalties up to \$8,000 will be issued for any non-compliance with this requirement without any further notification or warning.

65. Work Zones

All loading, unloading and other activities undertaken during construction shall be accommodated on the development site.

Where it is not practical to load, unload or undertake specific activities on the site during construction, the provision of a 'Work Zone' external to the site may be approved by Council following an application being submitted to Council's Traffic Unit outlining the proposal for the work zone. The application is required to be made prior to the commencement of any works and is to include a suitable 'Traffic / Pedestrian Management and Control Plan' for the area of the work zone that will be affected. All costs of approved traffic/pedestrian control measures, including relevant fees, shall be borne by the applicant.

66. 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 approval from Council.

67. 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 appointed Principal Certifier.

68. Imported 'waste-derived' fill material

The only waste-derived fill material that may be received at the development site is:

- virgin excavated natural material (within the meaning of the Protection of the *Environment Operations Act 1997*); and

- any other waste-derived material the subject of a resource recovery exemption under cl.51A of the Protection of the Environment Operations (Waste) Regulation 2005 that is permitted to be used as fill material.

Any waste-derived material the subject of resource recovery exemption received at the development site must be accompanied by documentation as to the material's compliance with the exemption conditions and must be provided to the Principal Certifying Authority on request.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the appointed Principal Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

69. Section 73 Certificate

Prior to the appointed Principal Certifier issuing an occupation certificate, 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 appointed Principal Certifier prior to the issue of an occupation certificate.

70. Positive Covenant & Restriction on Use of Land

Prior to the appointed registered certifier issuing an occupation certificate, the applicant shall create a positive covenant and appropriate restriction on the use of land under Section 88B of the Conveyancing Act over the on-site detention and water quality facilities/devices.

The applicant shall liaise with Council regarding the required wording. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects.

71. Associated works

The applicant shall undertake any external site works required by the Development Engineer, that are made necessary by the development including additional road, drainage works or any other civil works to ensure safe, smooth connection between existing and new works.

72. Works as Executed Plans (Basic)

Prior to the appointed registered certifier issuing an occupation certificate, the applicant shall submit to Council a copy of a work as executed plan, certified by a qualified and experienced professional registered surveyor, which has been prepared in accordance with the requirements detailed in Council's Specification for Construction of Subdivisional Road and Drainage Works and Engineering Design for Development guide (as amended).

73. Restoration of Public Roads

Prior to the appointed Principal Certifier issuing an occupation certificate, the restoration of public road and associated works required as a result of the development shall be carried out by Council and all costs shall be paid by the applicant.

74. Public Utilities

Prior to the appointed Principal Certifier issuing an occupation certificate, 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.

75. Completion of External Works Onsite

Prior to the principal certifying authority issuing an occupation certificate, all external works, repairs and renovations detailed in the schedule of treatment/finishes, landscaping, driveways, fencing and retaining walls to be completed to the satisfaction of the principal certifying authority.

76. Council Fees and Charges

Prior to the appointed Principal Certifier issuing an occupation certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site.

77. Pre-Inspection

Prior to the release of the occupation certificate, Council's Environmental Health Officer is to be contacted on (02) 4645 4604 to undertake an inspection of the premises to confirm compliance with this Consent, the Food Act 2003, Food Regulation 2015, Food Standards Code Australia and New Zealand and AS 4674-2004.

78. Registration with Council

The premise is required to be registered with Council prior to the Occupation Certificate being issued. Regular inspections will be carried out to ensure health standards are maintained. A business registration form is available on Council's website and must be completed and submitted to Council prior to the operation of the food business commencing (Food Safety Standard 3.2.2).

79. Grease Trap

Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate.

Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

FOOD CONSTRUCTION CONDITIONS – FOOD PREPARATION/SCHOOL CANTEEN

The following conditions have been applied to ensure that all construction and fit-out of the food premises complies with the *Food Act 2003*, *Food Regulation 2015*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004: Design, construction and fit out of food premises.

80. Food Premises Fit-Out Pre-Construction Meeting

Prior to any construction work commencing on the fit-out of the food premises, the applicant/builder/private certifier must contact Council's Environmental Health Officers on (02) 4645 4604 to arrange an onsite meeting to discuss the requirements of the fit out under this Consent.

81. Trade Waste Agreement

If applicable, provide a trade waste agreement for the development in accordance with the local water authority. Documentation supplied by local water authority regarding evidence of the trade waste agreement must be provided to the certifying authority prior to the use.

Please contact Sydney Water for information and requirements for trade waste agreements by calling 13 20 92.

82. Construction

The construction, fit-out and finishes of the food premises must be constructed in accordance with the *Food Act 2003*, *Food Regulation 2010*, Food Standards Code Australia and New Zealand and Australian Standard 4674-2004 Design, construction and fit-out of food premises.

83. Floor Waste

Floor wastes in food preparation and food service areas must be fitted with sump removable stainless steel baskets and grates (AS 4674-2004, Section 4.1.8).

84. Coving

Feather edge skirting and non-rebated coving is not permitted. Recessed coving must be provided at all intersections of the floor with the walls/plinths within all food preparation, service and storage areas. All coving must:

- a. Have a minimum concave radius of 25 mm; or
- b. Be tiled 50mm minimum in width and splayed at 45°.

The coving must be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface in accordance with Figure 3.1 and 3.2 of the Australian Standard (AS 4674-2004, Section 3.1.5).

85. Penetrations/Service Lines

INTEGRAL PENETRATIONS/SERVICE LINES - All service pipes, conduits and electrical wiring must be concealed in the floor, walls, plinths or ceiling (AS 4674-2004, Section 3.2.9).

EXTERNAL PENETRATIONS/SERVICE LINES - External service pipes and electrical conduit must be fixed on brackets so to provide at least 25 mm clearance between the pipe and adjacent vertical surface and 100 mm between the pipe or conduit and adjacent horizontal surfaces. Service pipes and electrical wiring must not be placed in the recessed toe space of plinths or of any equipment (AS 4674-2004, Section 3.2.9).

86. Wall Requirements

Cavity walls are not permitted. All walls in the food premises, including all new and existing partition walls, must be of solid construction and finished to a smooth, impervious surface that can be easily cleaned, as specified in Table 3.2 of AS 4674-2004. The finishing materials of the wall surfaces must provide an even surface, free of fixing screws, open joint spaces, cracks or crevices (AS 4674-2004, Section 3.2).

87. Window Sills

Window sills located within a food preparation area or food service area must be located 450 mm above the top of any bench or sink and tiled at a splayed angle of 45°.

88. Ceiling Construction

Drop-in panel style ceilings are not permitted in food preparation areas or over areas where open food is displayed, handled or served. The ceiling in the food premises must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersection of the walls and ceiling must be tight-jointed, sealed and dust proofed (AS 4674-2004, Section 3.2).

89. Light Fittings

All fluorescent light fittings must be fitted with a smooth faced diffuser. The light fittings must be either:

- a. Recessed so that the diffuser is flush with ceiling
- b. Designed to ensure that no horizontal surface exists which would allow dust and grease to accumulate (AS 4674-2004, Section 2.6.2).

90. Hand Wash Basins

Hand wash basins must be provided in all parts of the premises where open food is handled and in utensil/equipment washing areas. The hand wash basin is to be located and installed in such a way that they are not obstructed, are at bench height either permanently fixed to a wall, to a supporting frame or set in a bench top and is accessible from no further than 5 m away from any place where food handlers are handling open food (AS 4674-2004, Section 4.4).

The hand wash basin is to have a permanent supply of warm running potable water mixed to a temperature of at least 40°C and delivered through a single outlet. Disposable paper hand towels and soap must be provided and serviced from a dispenser adjacent to the hand wash basin. A waste receptacle for used towels must be provided (AS 4674-2004, Section 4.4).

91. Dishwashing Machines

The dishwashing/glass washing machine must be designed and able to operate in accordance with AS 4674-2004 and the Food Standards Code. All utensils and equipment must undergo a washing, sanitising and rinsing cycle. The sanitising rinse cycle must achieve a water temperature of 80°C for 2 minutes or 75°C for 10 minutes (AS 4674-2004, Section 4.1.6).

Appropriate ventilation must be provided over the dishwashing system and be designed and installed in accordance with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings.

92. Equipment Wash Sinks

A double bowl wash sink must be installed and serviced with hot and cold water through a single outlet (AS4674-2004 - Section 4.1). The double bowl sink is in addition to the hand wash basin.

Or

A triple bowl sink must be installed and serviced with hot and cold water through a single outlet where rinsing is required before or after sanitising e.g. wash, rinse, sanitise procedure or wash, rinse/sanitise, rinse procedure (AS 4674-2004, Section 4.1).

93. Food Preparation Sink

A food preparation sink is required where foods are prepared by immersion in water including for cleaning fruit or vegetables. All food preparation sinks must be used only for the preparation and cleaning of food. The sink is in addition to the hand basin and equipment wash sinks (AS 4674-2004, Section 4.1).

94. Cleaner's Sink

A cleaner's sink is to be installed in a location outside of the food preparation area and must be serviced with hot and cold water through taps fitted with hose connectors. (AS 4674-2004, Section 4.1.8).

95. Tap Fittings

Hot and cold wall mounted taps must be installed fitted with hose connectors and positioned at least 600 mm above the floor in a convenient and accessible location within the food preparation area and adjacent to the floor waste (AS 4674-2004, Section 4.1.8).

96. Fittings and Fixtures

All fixtures, fittings and equipment must be provided with smooth and impervious surfaces, free from cracks and crevices to enable easy cleaning (AS 4674-2004, Section 4).

All fittings and fixtures must be built into the wall and floor so to be free from joints, gaps and cavities to enable easy cleaning or alternatively, supported on one of the following in accordance with Table 4.5 of AS 4674-2004:

- Plinths must be an integral part of the floor, constructed of solid materials similar to the floor at least 75 mm in height and coved at the intersection with the floor. All plinths must have a smooth and impervious finish. All fittings and fixtures must be properly sealed to the plinth so to be free from gaps, cracks and cavities.
- Fittings and fixtures can be supported on wheels or castors. The wheels and castors must be capable of supporting and easily moving a full loaded fitting. All wheels and castors must be provided with a restraining device.

- Fittings and fixtures can be supported on legs but must be constructed of non-corrosive, smooth metal or moulded plastic. All legs must be free from cracks and crevices. All legs must have a clearance space between the floor and the underside of the fitting of at least 150 mm.

False bottoms under fittings are not permitted (AS 4674-2004, Sections 4.2 and 4.3).

97. Food Preparation Benches

All food preparation benches must be constructed of stainless steel. All food contact surfaces are to be smooth, continuous and flush so as to avoid any exposed screw fixtures.

98. Benches

The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, free of joints, cracks and crevices (AS 4674-2004, Section 4.2).

99. Storage Cabinets/Cupboards

All storage cabinets/cupboards (internal and external surfaces) must be finished in a smooth and non-absorbent material that is free of joints (AS 4674-2004, Section 4.2).

100. Shelving

All shelving must be located at least 25 mm off the wall or alternatively, the intersection of the shelf and the wall is to be completely sealed. All shelving must be constructed at least 150 mm from the floor level (AS 4674-2004, Section 4.2).

101. Food Display Units

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Standards Code 3.2.2).

102. Self-Service Appliances

Self-service food appliances must be constructed so as to comply with the, 'National code for the construction and fit-out of food premises' as published by the Australian Institute of Environmental Health.

103. Food Storage

Any appliance used for the storage of hot and/or cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance.

104. Cool Room and Freezer Room

The cool room and/or freezer room floor must be finished with a smooth even surface and graded to the door. A sanitary floor waste must be located outside the cool room and freezer room adjacent to the door.

All metal work in the cool room and freezer room must be treated to resist corrosion.

Condensation from the refrigeration units/cool room/freezer room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

The cool room and freezer room must be provided with:

- a. A door which can at all times be opened internally without a key; and
- b. An approved alarm device located outside the room, but controllable only from the inside.

105. Condensation Collection

Condensation from refrigeration units, freezer units and coffee machines must be directed to a tundish, installed in accordance with Sydney Water requirements (Food Standards Code 3.2.3).

106. Mechanical Exhaust Ventilation

A food premises must be provided with a kitchen exhaust hood complying with Australian Standard 1668.2-2012: The use of ventilation and air conditioning in buildings - Part 2: Mechanical ventilation in buildings and where applicable, Australian Standard 1668.1-1998: The use of ventilation and air conditioning in buildings - Fire and smoke control in multi-compartment buildings, where:

- a. Any cooking apparatus has:
 - i. A total maximum electrical power input exceeding 8 kW
 - ii. A total gas power input exceeding 29 MJ/h
- b. The total maximum power input to more than one apparatus exceeds:
 - i. 0.5 kW electrical power
 - ii. 1.8 MJ gas per m² of floor area of the room or enclosure; or
- c. Any deep fryer.

Documentation from a mechanical engineer certifying that the mechanical ventilation system, as installed, complies with the AS/NZS 1668.1:1998 and 1668.2-2012, must be provided to the certifying authority prior to the issue of an Occupational Certificate.

107. Offensive Odour

To ensure that adequate provision is made for the treatment of odours, suitable odour control equipment shall be fitted to the mechanical exhaust system within the development. This equipment shall be capable of enabling the operation of the exhaust system free from the emission of offensive odours from the premises as defined under the *Protection of the Environment Operations Act 1997* and Regulations.

108. Pest Protection

Flyscreens and/or other approved means of excluding the entry of pests must be provided to all window and door openings in accordance with Section 2.1.5 of AS 4674-2004.

Where pipe work, drains, cables and ducts penetrate walls, ceilings and roofs, holes must be sealed, filled and finished to prevent the entry of pests.

Spaces between adjoining structures, such as between cool room walls and premises walls, must be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests. Spaces between the top surface of equipment or structures, such as cool rooms, must be accessible for inspection and cleaning or sealed/boxed in so that they are inaccessible to pests.

109. Toilet Facilities and Hand Basins

A toilet for staff must be provided for the premises. The toilet cubicle must be separated from areas where open food is handled, displayed or stored by one of the following:

- a. An intervening ventilated space fitted with self-closing doors
- b. Self-closing doors and mechanical exhaust systems that operate when the sanitary compartment is in use for at least 30 seconds after the cubicle is vacated (AS 4674-2004, Section 5.2).

Toilets intended for customer use must not be accessed through areas where open food is handled, displayed or stored.

A hand basin must be located within the toilet cubicle. The basin must be freestanding, serviced with hot and cold water through a single outlet, able to be mixed to a temperature of at least 40°C and fitted with a hands-off type tap set (AS 4674-2004, Section 4.4). The basin must be provided with soap and disposable paper towels from a dispenser.

110. Locker Storage for Staff Belongings and Equipment

Sufficient lockers must be provided in the food preparation area or store room specifically for the storage of cleaning materials, employees' clothing and personal belongings (AS 4674-2004, Section 5.1).

111. Meter Box

An approved non-absorbent, smooth faced cover must be provided over the meter box. The cover is to be splayed at an angle of 45 degrees to the wall at the top and made tight fitting to the wall surfaces.

112. Roller Door

The drum of a roller door situated in the food preparation area must be enclosed in a frame, sheeted with compressed cement with a smooth and sealed finish. The enclosure must be accessible for pest control inspection and maintenance (AS 4674-2004, Section 2.1.5).

113. Hot Water Service

The hot water service must be positioned at least 75 mm clear of the adjacent wall surfaces, and mounted at a minimum 150 mm above the floor level on a non-corrosive metal stand. The hot water system must be of adequate size to enable a sufficient amount of hot water to all washing facilities throughout the working day (AS 4674-2004, Section 4.3).

114. Smoke Free Areas

Any enclosed eating area must be smoke free. Smoking is not permitted in all outdoor eating areas. "No Smoking" signs must be displayed within the eating areas to ensure all patrons comply with this

requirement (*Smoke Free Environment Act 2000*). Please refer to NSW Health website for further information <http://www.health.nsw.gov.au>

115. Office Materials

Facilities for storing paperwork and other materials associated with the administration of the business must be in a designated room for office use or in an enclosed cupboard or drawer dedicated for that use (AS 4674-2004, Section 5.1.3).

116. Construction of the Waste Storage Areas and Rooms

The waste storage area/room must be provided with smooth and impervious surfaces (walls and floors) and coved at the intersection of the floor and walls. Floor areas must be graded and drained to a floor waste gully connected to the sewer. Waste storage rooms must be well ventilated and proofed against pests. The area or room must be provided with water service hose connectors to enable easy cleaning.

Open waste storage areas must be appropriately covered and bunded to avoid stormwater entering the sewer. The ground areas must be paved with impervious material and must be graded and drained to a waste water disposal system according to Sydney Water's requirements. A hose tap connected to a water supply must be provided (AS 4674-2004, Section 2.4).

117. Grease Arrestors

All grease arrestors must be located outside of where food and equipment is handled or stored. Access to grease arrestors for emptying must not be through an area where open food is handled or stored or where food contact equipment and packaging materials are handled or stored (AS 4674-2004, Section 2.3).

Documentation supplied by Sydney Water regarding evidence of the trade waste agreement must be provided to the certifying authority prior to issue of an Occupation Certificate.

Please contact Sydney Water for information and requirements for grease arrestors by calling 13 20 92.

118. Store Room

The storeroom must be constructed in accordance with AS 4674-2004 by providing the following:

- a. A smooth, even and non-slip floor surface
- b. Walls must be provided with a smooth, even surface and painted with a light coloured washable paint to enable easy cleaning in accordance with Table 3.2 of AS 4674-2004
- c. The ceiling must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light coloured washable paint. The intersections of the walls and ceiling must be tight-jointed, sealed and dustproof (AS 4674-2004, Section 3.2)
- d. Shelving or storage racks must be designed and constructed to enable easy cleaning
- e. Appropriate ventilation must be provided (ducted to the external air) within the store room to allow for the escape of heat and odour that can be produced from refrigeration and freezer motor units.

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 Regulation 2000, 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. Obtain a construction certificate prior to the commencement of any works. Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 4645 4608.
- b. Nominate a Principal Certifier and notify Council of that appointment prior to the commencement of any works.
- c. Give Council at least two days notice prior to the commencement of any works.
- d. Have mandatory inspections of nominated stages of the construction inspected.
- e. Obtain an occupation certificate before occupying any building or commencing the use of the land.

Advice 2. 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 a tree outside three metres of the building envelope unless you have obtained prior written consent 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 three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the *NSW Biosecurity Act 2015* or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

Advice 3. 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).

Where a Construction Certificate is required for the approved works, due regard is to be given to the requirements of the *Building Code of Australia* (BCA) & the Premises Standards. In this regard it is the sole responsibility of the certifier, building developer and building manager to ensure compliance with the Premises Standards.

Where no building works are proposed and a Construction Certificate is not required, it is the sole responsibility of the applicant and building owner to ensure compliance with the DDA1992.

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 rely on their own enquiries as to whether or not the building breaches any such covenant.

Advice 5. 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 the principal certifying authority releasing the Occupation Certificate.

Advice 6. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

Advice 7. Asbestos Warning

Should asbestos or asbestos products be encountered during construction or demolition works you are advised to seek advice and information prior to disturbing the material. It is recommended that a contractor holding an asbestos-handling permit (issued by Work Cover NSW), be engaged to manage the proper disposal and handling of the material. Further information regarding the safe handling and removal of asbestos can be found at:

www.environment.nsw.gov.au
www.nsw.gov.au/fibro
www.adfa.org.au
www.workcover.nsw.gov.au

Alternatively, call Work Cover Asbestos and Demolition Team on 8260 5885.

Advice 8. Smoke Free Environment Act

Nothing in this consent is to be taken to imply that the development meets the requirements of the *Smoke Free Environment Act 2000* (SFEA2000) or the *Smoke Free Environment Regulations 2007* (SFER2007). In the event that the occupier wishes to facilitate smoking within any enclosed public place of the premises (in accordance with clause 6 of the SFER2007), the occupier must first contact NSW Department of Health to ensure that the design and construction of the area proposed to facilitate smoking fully complies with the requirements of the SFEA2000 and the SFER2007.

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 any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

THIS DOCUMENT HAS BEEN ISSUED WITHOUT ALTERATION OR ERASURE

DRAFT

ATTACHMENT 1: NSW RURAL FIRE SERVICE GENERAL TERMS OF APPROVAL



NSW RURAL FIRE SERVICE

Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Your reference: (CNR-50744) 4606/2022/DA-C
Our reference: DA20230120000285-Original-1

ATTENTION: Melanie Smith

Date: Wednesday 8 March 2023

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – School

381 St Andrews Road Varroville NSW 2566, 5//DP88405, 3//DP88405, 2//DP88405, 4//DP88405

I refer to your correspondence dated 30/01/2023 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 property around the class 9b and class 5 structures must be maintained as an inner protection area (IPA), in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*, as follows:

- East for a distance of 54 metres;
- South for a distance of 53 metres; and,
- West for a distance of 48 metres.

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;

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



- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- 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.

2. 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, 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.

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.

3. New construction for class 9b structures and class 5 structures 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*.

Access - Internal Roads

Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.

4. Access roads for special fire protection purpose (SFPP) developments must comply with 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

5. 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

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.

6. 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.

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 to be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be consistent with the following:

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
- an Emergency Planning Committee is established to consult with residents (and their families in the case of aged care accommodation and schools) in developing and implementing an Emergency Procedures Manual; and

- detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 '*Planning for emergencies in facilities*', are clearly displayed, and an annually emergency evacuation is conducted.

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.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – School

381 St Andrews Road Varroville NSW 2566, 5//DP88405, 3//DP88405, 2//DP88405, 4//DP88405

RFS Reference: DA20230120000285-Original-1

Your Reference: (CNR-50744) 4606/2022/DA-C

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under s100b of the Rural Fires Act 1997.

Nika Fomin

Manager Planning & Environment Services
Built & Natural Environment

Wednesday 8 March 2023

ATTACHMENT 2: APA GROUP REQUIREMENTS

Gorodok Pty Limited ABN 30 057 156 157
Level 1, 121 Wharf Street
Spring Hill, QLD 4000
GPO Box 1390, QLD 4001
APA Group | apa.com.au



15 February 2023

APA Ref: 444402, 500906
Council Ref: 4606/2022/DA-C

Melanie Smith
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

EMAIL OUT: melanie.smith@campbelltown.nsw.gov.au

Dear Melanie,

**RE: Construction of an Educational Facility, New Driveway, Carparking, Landscaping & Removal of Trees over Five (5) Stages
381 St Andrews Road, Varroville**

Thank you for your referral request dated November 2022 regarding the above mentioned development proposal.

APA Group (**APA**) is Australia's largest natural gas infrastructure business and has direct management and operational control over its assets and investments. APA's gas transmission pipelines span across Australia, delivering approximately half of the nation's gas usage. APA owns and operates over 15,000 km's of high pressure gas transmission pipelines across Australia.

Gorodok Pty Ltd (**APA**) has one pipeline located within a 6-metre wide easement on the subject site being for the Moomba to Sydney Ethane Pipeline (Wilton to Botany Section). This easement is located within Jemena's 24.385m wide easement (Central Trunk – Wilton to Horsley Park). Refer to Table 1 for details of APA's pipeline.

Table 1: Transmission pipelines in the area of consideration

Pipeline	Pipeline Licence	Easement Width (m)	Diameter (mm)	Measurement Length (m)
Moomba to Sydney Ethane	15	6	200	600

Note: measurement length is applied to either side of the pipeline.

APA's Role

As a Licensee under the *Pipelines Act 1967*, APA is required to operate pipelines in a manner that minimises adverse environmental impacts and protects the public from health and safety risks resulting from operation of our high pressure gas transmission pipelines (**HPGTP**). Once a HPGTP is in place, APA is required to constantly monitor both the pipeline corridor and also a broader area within which we are required to consider land use changes and development and to assess what such changes means to the risk profile of the HPGTP.

APA has a number of responsibilities and duties to perform under a complex framework of legislation, standards and controls across Federal, State and Local Government landscapes. In particular, the *Pipelines Act 1967*, cites Australian Standard 2885 (**AS2885**) as a mandatory safety standard for the design, construction, operation and maintenance of transmission pipelines. In discharging our regulative responsibilities, APA needs to continuously review what is happening around its assets, what land use changes are occurring and what development is taking place to ensure it remains in a

APA Group comprises two registered investment schemes, Australian Pipeline Trust (ARSN 091 678 778) and APT Investment Trust (ARSN 115 585 441), the securities in which are stapled together. Australian Pipeline Limited (ACN 091 344 704) is the responsible entity of those trusts. The registered office is 15BC building, Level 19, 580 George Street, Sydney NSW 2000.

position to comply with applicable operational and safety standards and legislation whilst meeting its commercial obligations and imperatives.

Pipeline Risk Profile and the Measurement Length

In managing HPGTP's and considering land use changes, APA must focus on that area geographically defined by AS2885 as the Measurement Length (**ML**). The ML area is the heat radiation zone associated with a full-bore pipeline rupture. APA is mandated to consider community safety in the ML due to the high consequences of pipeline rupture to life, property and the economy.

The ML is determined by the diameter and the Maximum Allowable Operating Pressure (**MAOP**) of the pipe. APA must consider any changes of land use within the ML area to determine the effect of a new use on the risk profile of the pipeline.

For reference, the ML of the Moomba – Sydney Ethane Pipeline is 600m. Note that the ML is a radial dimension, and therefore applies to both sides of the pipe.

Sensitive Uses

APA seeks to limit sensitive uses from establishing within the ML so as to retain a high level of compliance with applicable safety standards. AS2885 defines a sensitive use as one which may increase the consequences of failure due to its use by members of the community who may be unable to protect themselves from the consequences of a pipeline failure.

To this end, APA's preferred position is that all land uses listed below be located outside of the ML:

- Child care centres
- Detention facility
- Educational facility
- Function facility
- Health care services
- Hospital
- Hotel
- Place of worship
- Residential care facility
- Retirement facility
- Service station
- Shop
- Shopping centre
- Theatre

Safety Management Study

AS2885 requires a Safety Management Study (**SMS**) to be undertaken whenever the land use classification of land within the ML. The purpose of an SMS is to assess the risk associated with a change in land use, including both construction risks and ongoing land use risks. The SMS will also develop appropriate controls to reduce risks to 'as low as reasonably practicable' (**ALARP**).

The current location class for the Moomba to Sydney Ethane Pipeline at the subject location is **Residential (T1)**, and the proposed development will result in a change in the location class to **Residential (T1) / Sensitive (S)**.

A Land Use Change SMS facilitated by APA was completed November 2022 prior to this development proposal. St Sava College attendance to the SMS process was required to ensure the risks associated with the ethane pipeline and any development in vicinity were understood and appropriately mitigated.

A further SMS process is not required due to this development proposal.

Easement Management

APA's pipeline and associated easement are located on a north-east alignment through the northern portion of Lots 3 and 5 on DP884805. The following details regarding easement management are therefore provided for general information.

To ensure compliance with the safety requirements of AS2885, APA needs to ensure our easement is managed to an appropriate standard. This includes:

- Ensuring the easement is maintained free of inappropriate vegetation and structures.
- Place warning signs at various mandated points along the pipeline route, including any change in property description/boundaries.
- Maintain a constant line of sight between warning signs.
- Undertake physical patrols and inspections of the easement.

APA will not accept outcomes that do not enable us to achieve our safety responsibilities to the surrounding community. Crossing of the pipelines should be at 90 degrees and minimised as much as possible.

Any proposed works within the easement must be approved prior to works occurring, by APA through our Third Party Works Authorisation process. This process will ensure all works are undertaken in a safe manner that does not physically impact on the pipeline. Anyone seeking to undertake works on property containing a pipeline, or are seeking details on the physical location of the pipeline, please contact Dial Before You Dig on 1 100 or <https://www.1100.com.au/> or APA directly at APAprotection@apa.com.au.

Proposed Development

The details of the St Sava College development, which form the basis of this letter, are shown on the following documents:

- Masterplan – Design Intent prepared by BKA Architecture, Project No. 21019, Revision 3, Drawing No. A-001, dated 3 November 2022.
- Stages 2-5 Masterplan – Site Plan prepared by BKA Architecture, Project No. 21019, Revision 3, Drawing No. A-001, dated 3 November 2022.

Original Development Consent

The original Development Consent (3771/2005/DA-C) for St Sava College – Stage 1 was granted by Council on 9 May 2006. The Development Consent consists of the following:

- A 2,500m² primary school building consisting of classrooms, temporary administration, a chapel (*currently, under construction*); and
- Southern playing field, access roads and car parking areas.

Subdivision 2 'Development adjacent to pipeline corridors' in Division 12A of SEPP (Transport and Infrastructure) 2021 provides that before determining a development application for development adjacent to land in a pipeline corridor, the consent authority must

- (a) be satisfied that the potential safety risks or risks to the integrity of the pipeline that are associated with the development to which the application relates have been identified and
- (b) take those risks into consideration.

APA acknowledges this original Development Consent pre-dated the SEPP (Transport and Infrastructure) 2021 which first came into effect September 2021.

Development Overview

To this end, APA appreciates the proponents recognition of APA's pipeline easement that has informed the design brief for the proposed development to existing Development Consent – St Sava College – Stage 1. It is understood this proposal will involve Construction of an Educational Facility, New Driveway, Carparking, Landscaping & Removal of Trees over Five Stages.

Of specific interest to APA in proximity to the pipeline easement are the following:

- Construction of future carpark extensions which involves an existing crossing of APA's pipeline;
- Associated cut and fill; and
- Construction of the additional access road, play areas and amenities buildings

Pipeline Crossings

A perpendicular road crossing ('Access Road 2') of APA's pipeline easement can be observed near the north-east corner of subject Lot 3 on DP884805. Any associated services should be consolidated with this existing road crossing.

Ethane Pipeline Notation on Plan

While the plans outline the easement area, APA's Moomba to Sydney Ethane pipeline is not clearly marked as being for a high pressure ethane transmission pipeline. The level of risk associated with any intrusion into the easement is not adequately communicated to those undertaking site works. The easement should be clearly identified as an easement for a high-pressure ethane transmission pipeline on all relevant plans. In addition the easement should be hatched and notated as 'no works to occur without the prior authorisation of the pipeline operator'.

Future Development Consents

APA will have a continued interest in the overall St Sava College development over stages 2 to 5

In review of the masterplan – design intent, it would appear future buildings, car parks, roadways and play areas are to be located adjacent APA's pipeline easement. No structures or works will be permitted on the easement, without prior APA authorisation.

Comments

APA requests notification of future Development Applications lodged with Council for the staged College development, in accordance with clause 2.77 SEPP (Transport and Infrastructure) 2021

Conditions of Approval

1. No improvements within Easement

Buildings, structures, roadway, pavement, pipeline, cable, fence, change in ground level, or any other improvement on or under the land within the ethane transmission pipeline easement must not be constructed without prior consent in writing from APA. No structure or vegetation will be permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.

2. No Earthworks within easement

No earthworks or changes in ground level are permitted within the easement without prior consent in writing from APA. Earthworks near the easement must not alter or concentrate water flows which may cause erosion of the easement and loss of cover over the pipeline.

3. Third Party Works Authorisation

Prior to the commencement of any works, including earthworks, vegetation clearing or plantings within the ethane pipeline easement, the proponent must obtain a third party works

authorisation from APA. Authorised works must comply with any conditions attached to the third party works approval.

4. Access

The ethane transmission pipeline easement will not be permitted to be used for movements of construction traffic or for ongoing vehicular access. The ethane transmission pipeline easement must not be used for storage of material or parking of vehicles.

5. Road Crossings Engineering Plans required

Prior to development commencing for any stage which include the ethane transmission pipeline, detailed engineering plans for the proposed road crossings over transmission ethane pipeline easement must be submitted to and approved by APA. These crossings must not result in any reduction in the cover over the pipeline asset. Council will seek the view of the APA in this matter.

6. Construction Management Plan

Prior to the commencement of any works, including demolition, on land within 50 metres of the pipeline easement, a construction management plan must be submitted to and approved by APA. The plan must:

- Prohibit the use of rippers or horizontal directional drills unless otherwise agreed by the operator of the ethane transmission pipeline.
- Avoid significant vibration, heavy loadings stored over the pipeline and heavy vehicle / plant crossings of the pipeline within the easement.
- Be endorsed by the operator of the ethane transmission pipeline where the works are within or crossing the relevant ethane transmission easement.

7. Landscape Plans

Prior to the development commencing for any stage which includes the ethane transmission pipeline easement, landscape plans depicting any planned landscaping, including the planting of vegetation, species details, surface treatments, furniture, structures or improvements on or immediately abutting the ethane transmission pipeline easement be submitted to and approved by the assessment manager. A three metre minimum clearance between the pipeline and any vegetation with a mature height greater than 0.5 metres must be maintained. The assessment manager will seek the view of APA in this matter.

8. Easement Delineation On Site

During construction, the boundary of the easement must be clearly delineated on site by temporary fencing (or other means as agreed by APA), and clearly marked as a hazardous work zone/ restricted area.

9. Notation of Ethane Pipeline on Plans

All plans which include the ethane pipeline must have it clearly notated as 'high pressure ethane transmission pipeline - no works to occur without the prior authorisation of the pipeline operator'.

10. Services

The design of any infrastructure mains and reticulation shall be designed to minimise encroachment on the ethane transmission pipeline (either crossing or within three metres). Any such encroachments will require the approval of APA. The assessment manager will seek the view of APA in considering any operational works applications required for services.

11. Emergency Management Plan – Evacuation point

Before the occupation of the development, an Evacuation Management Plan must be submitted to, approved by, and be to the satisfaction of APA.

Note

If you are planning on undertaking any physical works on property containing or proximate to a pipeline, or are seeking details on the physical location of a pipeline, please contact Dial Before you Dig on 1100, or APA directly on APAprotection@apa.com.au.

Note

An early works agreement from APA is required for any assessments/approvals that require greater than 1 day assessment or supervision. Lead in times for agreements can be up to 12 weeks. Please contact APA at APAprotection@apa.com.au or 1800 103 452.

Note

Any improvements within the ethane transmission pipeline easement undertaken by third parties is at the risk of the proponent who will remain liable. APA will not be liable for any costs associated with the reinstatement of any vegetation and/or infrastructure constructed on the easement.

Note

APA has a suite of standard engineering drawings to assist with detailed design. These are available upon request. Please contact APA at APAprotection@apa.com.au or 1800 103 452.

Conclusion

APA does not seek to unnecessarily inhibit future development proximate to our assets and is willing to work with Council and development proponents to achieve mutually acceptable and compliant outcomes that maintain the safety of development within the pipeline ML. Any interested parties are strongly encouraged to contact APA early to discuss the process of integrating APA assets into future urban developments.

Please contact me on 07 3223 3385 or planningnsw@apa.com.au should you wish to discuss the contents of this correspondence.

Yours faithfully,



John Lawson
Senior Urban Planner
Infrastructure Planning and Approvals

ATTACHMENT 3: WATER NSW REQUIREMENTS



7 February 2023

Contact: Justine Clarke

Telephone: 0457 535 955

Our ref: D2023/7021

General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Attn: Andrew MacGee

Dear Sir/ Madam,

DA-4606/2022/DA-C – 381 St Andrews Road, Varroville

Thank you for your neighbour notification, advising WaterNSW of the proposed development at 381 St Andrews Road, Varroville. It is understood that the application is for a staged development, including the construction of an educational facility, new driveway, carparking, landscaping and removal of trees.

The development site is directly adjacent to WaterNSW's Upper Canal. The WaterNSW owned and managed Upper Canal corridor, is a controlled area, declared under the *Water NSW Act 2014* and its associated Regulation. The Upper Canal is a critical component of Sydney's bulk water supply infrastructure and is also a State Heritage listed item. Public access is prohibited unless a written access consent has been issued by WaterNSW.

The subject lot is burdened by an 'Affected Land' mapping layer under clause 2.163 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the T&I SEPP). As such, the consent authority must be satisfied that the development is consistent with WaterNSW's 'Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines' (September 2021). The application does not consider this clause, nor applicable development standards contained within the Campbelltown (Sustainable City) Development Control Plan (DCP) 2015, being part 2.18. The application incorrectly states that consultation with WaterNSW is not required (SEE, section 4.4.3.3). The applicant should be informed of the requirement to address this clause and DCP requirements.

Although the proposed development is located in close proximity to the WaterNSW Upper Canal, the separation from the Canal means the likelihood of the proposal impacting the adjoining lands and assets is considered to be low. However, all activities must be carried out in a manner that will not impact water quality within the open waters of the Upper Canal and will include specific measures to protect the fabric of this State significant heritage item from damage or interference and direct any stormwater flows away from the land.

WaterNSW ABN 21 147 934 787
149 Macquarie Street Parramatta NSW 2150
PO Box 398, Parramatta NSW 2124

T 1300 662 077 E Customer.Helpdesk@waternsw.com.au

waternsw.com.au

Requested Conditions:

The following conditions should be applied to any determination made in favour of the applicant to mitigate any risk from the development.

- *No increase (greater than predevelopment levels) of stormwater or surface water flow is to be directed into the Upper Canal corridor of either quantity, quality or velocity.*
- *Any additional stormwater must be prevented from entering WaterNSW Upper Canal Controlled Area.*
- *All construction waste must be covered or removed from site to prevent windblown debris entering the Upper Canal corridor or the open waters of the Upper Canal.*
- *Adequate measures must be implemented to suppress dust and prevent dust from polluting the open waters of the Upper Canal.*
- *Stormwater directed across or under the Upper Canal from upstream catchments, including the development, must be accommodated in the drainage management measures on the site.*
- *Appropriate and effective erosion and sediment controls must be designed, installed and maintained for all works in accordance with Managing Urban Stormwater – Soils and Construction – Volume 1, 4th Edition (Landcom 2004) (the 'Blue Book') until disturbed areas are stabilised.*
- *No damage should occur to the water supply infrastructure at any stage of the development, including to property fencing and stormwater structures currently serving the Upper Canal.*
- *Any damage to the Upper Canal caused at any stage during the development process must be repaired by the proponent, or the proponent is to pay all reasonable costs associated with repairing the damaged water supply infrastructure, in a timely manner and to the satisfaction of WaterNSW.*
- *Access to the Upper Canal corridor is prohibited unless a written access consent has been obtained from WaterNSW.*
- *All incidents that affect or could affect the Upper Canal must be reported to WaterNSW in the 24 hour Incident Notification Number 1800 061 069 as a matter of urgency.*

WaterNSW requests that Council continues to notify us of all developments on land adjacent to the Upper Canal corridor and within the 'Affected land' demarcation (as per the T&I SEPP 2021) via the Planning Portal. Otherwise, all correspondence should be directed to our email address Environmental.Assessments@waternsw.com.au.

If you have any questions regarding this letter, please contact Justine Clarke at justine.clarke@waternsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison Kniha".

ALISON KNIHA
Catchment Protection Planning Manager