

RECOMMENDED CONDITIONS

Schedule A - Deferred Commencement Consent

Under section 4.18(1) of the EP&A Act, notice is given that the development application has been determined by the granting of deferred commencement consent using the power in section 4.16(3) of the EP&A Act, subject to the conditions set out in this notice.

Relevant matters

This consent does not operate and may not be acted on until the consent authority is satisfied of the following matter(s):

1. The DRAINS model is required to be updated to reflect the constructed On-site Detention System (OSD) under DA/2022/574. This existing system is an underground tank with orifice plate, internal weir and piped outlet, so the current method of modelling is not deemed to be accurate. If the updated modelling indicates that amendments are required to the existing OSD system, then updated engineering plans shall be provided accordingly.

Evidence of the above relevant matter(s) must be produced to the consent authority, within 2 years of the date of the determination, otherwise the consent will lapse.

Schedule B – General Conditions

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Approved plans and documents

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this development consent expressly requires otherwise:

Approved Plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
DA003	C	Proposed Site Plan	Alleanza Architecture	1 November 2023
DA101	B	Level 1 Floor Plan	Alleanza Architecture	1 November 2023
DA102	B	Level 2 Floor Plan	Alleanza Architecture	1 November 2023
DA103	B	Roof Plan	Alleanza Architecture	1 November 2023
DA111	B	Access Plan – Level 1	Alleanza Architecture	1 November 2023
DA112	B	Access Plan Level 2	Alleanza Architecture	1 November 2023
DA201	B	Building Elevations – Sheet 1	Alleanza Architecture	1 November 2023
DA202	B	Building Elevations Sheet 2	Alleanza Architecture	1 November 2023
DA251	B	Building Sections – Sheet 1	Alleanza Architecture	1 November 2023

DA252	C	Building Sections – Sheet 2	Alleanza Architecture	1 November 2023
DA300	B	External Finishes	Alleanza Architecture	1 November 2023
DA900	B	Perspective Views	Alleanza Architecture	1 November 2023
DA901	B	Perspective Views	Alleanza Architecture	1 November 2023
DA910	A	Height Limit Comparison Plan	Alleanza Architecture	1 November 2023
PS16-A000	G	Cover Sheet	Martens & Associates Pty Ltd	28 November 2023
PS16-A050	C	General Overview Plan	Martens & Associates Pty Ltd	3 October 2023
PS16-B300	B	Sediment & Erosion Control Plan	Martens & Associates Pty Ltd	28 July 2023
PS16-B310	B	Sediment & Erosion Control Plan	Martens & Associates Pty Ltd	3 October 2023
PS16-E100	E	Stormwater Plan	Martens & Associates Pty Ltd	28 November 2023
PS16-E600	E	OSD Catchment, Model and Results	Martens & Associates Pty Ltd	20 October 2023
PS16-E700	E	Water Quality Catchment Plan, Model and Results	Martens & Associates Pty Ltd	28 November 2023
2023.0502DA1-1	D	Landscape Plan (Cover Sheet)	TGS Landscape Architects	1 November 2023
2023.0502DA1-2	D	Landscape Plan (Sheet 1)	TGS Landscape Architects	1 November 2023
2023.0502DA1-3	D	Landscape Plan (Sheet 3)	TGS Landscape Architects	1 November 2023
19520T5	A	Detail and Contour Survey	Vince Morgan Surveyors	31 July 2023
19520T5	A	Detail and Contour Survey	Vince Morgan Surveyors	31 July 2023
Approved Documents				
Document title		Version number	Prepared by	Date of document
Traffic Management Plan		B	Leppington Anglican College	November 2023

	Leppington Anglican College Stage 3 and 4 DA Noise Assessment		Spoke Acoustics Pty Ltd	July 2023
	Development Application Access Report, Ref 23073	A	Vista Access Architects Pty Ltd	5 May 2023
	National Construction Code Compliance Report, Ref J23-012	B	Benchmark Building Certifiers	7 August 2023
	Bushfire Assessment Report Stages 3 & 4 - General Learning Areas, Ref 21-236	3	Australian Bushfire Consulting Services	30 June 2023
	Waste Management Plan			Submitted with DA Documentation
	Traffic and Parking Impact Assessment of The Proposed Stage 3-4 Building at Leppington Anglican College at 50 Heath Road and 26 Byron Road, Leppington	C	McLarren Engineering & Safety Consultants	28 September 2023
	Concept Stormwater Management Report: Stage 3 & 4, Sydney Anglican School, 50 Heath Road, Leppington Ref P1504640JR12V02	2	Martens Consulting Engineers	8 August 2023
In the event of any inconsistency between the approved plans/documents and a condition of this development consent, the condition prevails.				
Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development				
2	Authority requirements			
	The development must be carried out in accordance with the following authority requirements:			
	<div>1. NSW Rural Fire Service, Ref CNR-59677 DA/2023/455/1, dated 23 October 2023.</div> <div>2. Transport for NSW, Ref SYD23-01002/02, dated 3 November 2023.</div> <div>3. Roads and Maritime Services, Ref SYD15/00842(A9756922), dated 24 July 2015.</div>			
	Condition reason: To ensure the development complies with Authority requirements			

Building Work

Before issue of a construction certificate

3	Fibre-ready facilities and telecommunications infrastructure
	Before the issue of a construction certificate, written evidence from the carrier must be obtained that demonstrates, to the certifier's satisfaction, that arrangements have been made for:
	<ol style="list-style-type: none"> 1. The installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Written confirmation that the carrier is satisfied that the fibre ready facilities are fit for purpose is also required.

	<p>2. The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.</p> <p>Condition reason: To ensure fibre-ready telecommunications facilities are installed for new development</p>
4	<p>Glass reflectivity index</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the glass reflectivity index for all glass used externally will not exceed 20%.</p> <p>Condition reason: To ensure that all glass used externally has a reasonable maximum level of reflectivity</p>
5	<p>Long service levy</p> <p>Before the issue of a construction certificate, the long service levy must be paid at the prescribed rate to either the Long Service Payments Corporation or Council under section 34 of the <i>Building and Construction Industry Long Service Payments Act 1986</i>. This applies to building and construction works with a cost of \$250,000 or more. Evidence of the payment must be provided to the certifier.</p> <p>Condition reason: To ensure the long service levy is paid</p>
6	<p>Outdoor lighting provision</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the development will be provided with lighting in all outdoor areas that complies with AS 4282 - The Control of Obtrusive Effects of Outdoor Lighting and AS 1158 - Lighting for Roads and Public Spaces.</p> <p>Condition reason: To ensure the provision of lighting in accordance with industry standards and to protect the amenity of the surrounding area</p>
7	<p>Public infrastructure alterations</p> <p>Before the issue of a construction certificate, any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by the roads authority under the <i>Roads Act 1993</i>. Any costs incurred will be borne by the developer. Evidence of the approval must be provided to the certifier.</p> <p>Condition reason: To clarify the timing and need for approval under the Roads Act 1993</p>
8	<p>Civil engineering plans and information</p> <p>Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer, to the satisfaction of the certifier. The plans and information must include the following elements:</p> <ol style="list-style-type: none"> 1. Erosion and sediment control measures, including compliance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the blue book) (as amended from time to time). 2. Earthworks. 3. Water quantity and quality facilities: <ol style="list-style-type: none"> a. A detailed on-site detention and water quality report. b. An electronic stormwater model. c. A validated Camden Council MUSIC-link report with electronic model. 4. Details of any required augmentation of existing drainage systems to accommodate drainage from the development. 5. roads and car parks: <ol style="list-style-type: none"> a. Pavement design.

	<p>6. Clearly delineate the extent/location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such (only if the site is flood affected). The FPL is defined in Council's Flood Risk Management Policy.</p> <p>The plans and information must be accompanied by certification from a suitably qualified civil engineer certifying that they comply with Council's engineering specifications.</p> <p>Condition reason: To ensure that civil works are designed to appropriate standards</p>								
9	<p>Damages bond</p> <p>Before the issue of a construction certificate, a bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. Fees are payable for the lodgement and refund of the bond. Evidence of the bond lodgement must be provided to the certifier.</p> <p>Condition reason: To ensure that any damage to existing public infrastructure is rectified</p>								
10	<p>Engineering specifications</p> <p>Before the issue of a construction certificate, civil engineering plans and information must be prepared by a suitably qualified civil engineer and demonstrate, to the certifier's satisfaction, that the development has been designed to comply with Council's engineering specifications, the approved plans and documents and the conditions of this development consent.</p> <p>Condition reason: To ensure that the development will comply with Council's engineering specifications and the terms of this consent</p>								
11	<p>Detailed landscaping plan</p> <p>Before the issue of a construction certificate, detailed landscaping plans must be prepared by a registered landscape architect and demonstrate, to the certifier's satisfaction, the following detailed design requirements:</p> <div><div></div><div><div>1. Consistency with the concept landscaping plans approved by this development consent.</div><div>2. Compliance with Appendix B of Camden Development Control Plan 2019.</div></div></div> <p>Condition reason: To ensure that detailed landscaping requirements are documented</p>								
12	<p>Waste rooms</p> <p>Before the issue of a construction certificate, information must be prepared by a suitably qualified person and demonstrate, to the certifier's satisfaction, that the waste rooms will comply with the following detailed design requirements:</p> <div><div></div><div><div>1. Constructed of solid, impact resistant materials and finished in a smooth, even surface.</div><div>2. Smooth, impervious walls to ensure no moisture, oils or similar material can soak in.</div><div>3. Impervious, coved and graded floors that will be drained to a floor waste connection.</div><div>4. Provision of ventilation in accordance with AS 1668 - The Use of Ventilation in Buildings, lighting, pest proofing and an external hose tap.</div><div>5. Roofed with a minimum ceiling height of 2.4m</div></div></div> <p>Condition reason: To ensure that hygienic waste management facilities are provided</p>								
13	<p>Section 7.11 contributions</p> <p>Before the issue of a construction certificate, contributions must be made to Council for the following services and amounts under section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i>:</p> <table><tr><td>Plan Name</td><td>Contribution Type</td><td>Indexed Rate</td><td>Amount Payable</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Plan Name	Contribution Type	Indexed Rate	Amount Payable				
Plan Name	Contribution Type	Indexed Rate	Amount Payable						

	Camden Growth Areas Contributions Plan (LP) - Essential Infrastructure	Roads Land	\$62,066 per net developable hectare	\$7,557.00
	Camden Growth Areas Contributions Plan (LP) - Essential Infrastructure	Roads Works	\$281,520 per net developable hectare	\$34,276.00
	Camden Growth Areas Contributions Plan (LP) - Essential Infrastructure	Drainage Land	\$410,136 per net developable hectare	\$49,935.00
	Camden Growth Areas Contributions Plan (LP) - Essential Infrastructure	Drainage Works	\$153,825 per net developable hectare	\$18,729.00
	Camden Growth Areas Contributions Plan (LP) - Essential Infrastructure	Plan Administration Allowance	\$8,966 per net developable hectare	\$1,092.00
	TOTAL CONTRIBUTIONS - ESSENTIAL INFRASTRUCTURE			
<p>A copy of the Camden Growth Areas Contributions Plan (Leppington Precinct) may be inspected at Council's office at 70 Central Avenue, Oran Park or can be accessed on Council's website at www.camden.nsw.gov.au.</p>				
<p>The amount of contribution payable under this condition has been calculated at the date of determination. In accordance with the provisions of the contributions plan, this amount shall be indexed at the time of actual payment in accordance with the applicable index.</p>				
<p>Evidence of the contribution payment must be provided to the certifier.</p>				
<p>Condition reason: To ensure that development makes contributions towards services identified in the applicable contributions plan</p>				
14	Design amendments			
	<p>Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents:</p>			
	<p>1. A stormwater drainage plan shall be provided indicating the location of the 14 Oceanguard Units required by the MUSIC Model. Each unit shall be clearly marked as either 'existing' or 'new'.</p>			
<p>Condition reason: To require minor amendments to the plans endorsed by the consent authority following assessment of the development</p>				

Before building work commences

15	Dilapidation report
	Before any site work commences, a dilapidation report must be prepared by a suitably qualified person to the satisfaction of the principal certifier. The report must include:

	<p>1. A photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to):</p> <ol style="list-style-type: none"> Road carriageways. Kerbs. Footpaths. Drainage structures. Street Trees. <p>In the event that access for undertaking the dilapidation report is denied by a property owner, the developer must detail in writing that all reasonable steps have been taken to obtain access to and advise the affected property owner of the reason for the survey and that these steps have failed. Written approval must be obtained from the principal certifier in such an event.</p> <p>Should any public property or the environment sustain damage during the course of and as a result of works, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the developer's damages bond.</p> <p>The report must be submitted to the principal certifier and Council 2 days before any site works commences. The development must comply with all conditions that the report imposes.</p> <p>Condition reason: To ensure that any damage caused by works can be identified and rectified</p>
16	<p>Public liability insurance policy</p> <p>Before any site work commences, the developer must take out a public liability insurance policy with a minimum cover of \$20 million in relation to the occupation of, and works within, all public property for the full duration of the works. Evidence of the policy must be provided to the principal certifier.</p> <p>Condition reason: To ensure adequate public liability insurance is obtained to cover development within public property</p>
17	<p>Site security and fencing</p> <p>Before any site work commences, the site is to be secured and fenced to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure that access to the site is managed before works commence</p>
18	<p>Sydney Water approval</p> <p>Before any site work commences, the approved construction certificate and/or subdivision works certificate plans must be approved by Sydney Water to confirm if sewer, water or stormwater mains or easements will be affected by the development. Visit www.sydneywater.com.au/tapin to apply. The Sydney Water approval must be provided to the principal certifier.</p> <p>For subdivision works certificates, stamped water servicing coordinator must be provided to the principal certifier.</p> <p>Condition reason: To ensure that any impacts upon Sydney Water infrastructure have been approved</p>
19	<p>Site management plan (preparation)</p> <p>Before any site work commences, a site management plan must be prepared by a suitably qualified person. The plan must demonstrate, to the satisfaction of the principal certifier, that the following site work matters will be managed to protect the amenity of the surrounding area:</p> <ol style="list-style-type: none"> Erosion and sediment control measures, including compliance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate (the blue book) (as amended from time to time).

	<ol style="list-style-type: none"> 2. Prohibiting offensive noise, vibration, dust and odour as defined by the <i>Protection of the Environment Operations Act 1997</i>. 3. Covering soil stockpiles and not locating them near drainage lines, watercourses, waterbodies, footpaths and roads without first providing adequate measures to protect those features. 4. Prohibiting the pumping of water seeping into any excavations from being pumped to a stormwater system unless sampling results demonstrate compliance with NSW Environment Protection Authority requirements and the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2018) criteria for water quality discharge. 5. Construction traffic management in accordance with Council's engineering specifications and AS 1742.3 Manual of Uniform Traffic Control Devices Traffic Control for Works on Roads. 6. Maintaining a fill delivery register including the date, time, truck registration number and fill quantity, origin and type. 7. Ensuring that vehicles transporting material to and from the site: <ol style="list-style-type: none"> a. Cover the material so as to minimise sediment transfer. b. Do not track soil and other waste material onto any public road. c. Fully traverse the site's stabilised access point. 8. Waste generation volumes, waste reuse and recycling methods, waste classification in accordance with NSW Environment Protection Authority waste classification guidelines, hazardous waste management, disposal at waste facilities, the retention of tipping dockets and their production to Council upon request. 9. Hazardous materials management. 10. Work health and safety. 11. Complaints recording and responses. <p>Condition reason: To ensure site management practices are established before any works commence</p>
20	<p>Erection of signs</p> <p>Before any site work commences, a sign must be erected in a prominent position on the site:</p> <ol style="list-style-type: none"> 1. Showing the name, address and telephone number of the principal certifier for the work. 2. Showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours. 3. Stating that unauthorised entry to the work site is prohibited. <p>The sign must be:</p> <ol style="list-style-type: none"> 1. Maintained while the work is being carried out. 2. Removed when the work has been completed. <p>This condition does not apply in relation to:</p> <ol style="list-style-type: none"> 1. Building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building. 2. Crown building work certified to comply with the <i>Building Code of Australia</i> under Part 6 of the <i>Environmental Planning and Assessment Act 1979</i>. <p>Condition reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021</p>

21	Utility services protection
	<p>Before any site work commences, the developer must demonstrate, to the satisfaction of the principal certifier, that the following requirements have been met:</p> <ol style="list-style-type: none"> 1. Undertake a 'Before You Dig Australia' services search and liaise with the relevant utility owners. 2. Offer all utility owners a duty of care, take action to prevent damage to utility networks and comply with utility owners' directions. 3. Obtain approval to proceed with the site works from utility owners.
	Condition reason: To ensure that utilities are not adversely affected by development

During building work

22	Finished floor level
	<p>Before the development proceeds beyond floor level stage, a survey report must be prepared by a registered surveyor. The report must confirm, to the satisfaction of the principal certifier, that the finished floor level complies with the approved plans and this development consent.</p>
	Condition reason: To ensure that the finished floor level complies with the approved plans and this development consent
23	Pollution warning sign
	<p>While site work is being carried out, a sign must be displayed at all site entrances to the satisfaction of the principal certifier. The sign must be constructed of durable materials, be a minimum of 1.2m x 900 mm and read:</p> <p>'WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) - Solution to Pollution'.</p> <p>The wording must be a minimum of 120mm high. The warning and fine details must be in red bold capitals and the remaining words in dark coloured lower case letters. The sign must have a white background and a red border.</p> <p>The sign must be maintained until the works have been completed.</p>
	Condition reason: To ensure that potential fines for pollution are clearly advertised
24	Priority (noxious) weeds management (during work)
	<p>While site work is being carried out, weed dispersion must be minimised and weed infestations must be managed under the <i>Biosecurity Act 2015</i> and the <i>Biosecurity Regulation 2017</i>. Any priority (noxious) or environmentally invasive weed infestations that occur during works must be fully and continuously suppressed and destroyed by appropriate means, to the satisfaction of the principal certifier. All new infestations must be reported to Council.</p>
	Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements
25	Stormwater collection and discharge
	<p>While site work is being carried out, the roof of the approved building work must be provided with guttering and downpipes and all drainage lines, including stormwater drainage lines from other areas and overflows from rainwater tanks, must be conveyed to the street gutter, drainage easement or existing drainage system in accordance with the approved stormwater plan(s).</p>
	Condition reason: To ensure that stormwater is properly collected and discharged
26	Survey report

	<p>Before concrete is poured, the building(s) must be set out by a registered surveyor and a peg out survey must be prepared. The survey must confirm, to the satisfaction of the principal certifier, that the building will be sited in accordance with the approved plans and this development consent.</p> <p>Condition reason: To ensure that the building(s) will be sited in accordance with the approved plans and this development consent</p>
27	<p>Work hours</p> <p>While site work is being carried out, all work (including the delivery of materials) must be:</p> <ol style="list-style-type: none"> 1. Restricted to between the hours of 7am to 5pm Monday to Saturday. 2. Not carried out on Sundays or public holidays. <p>Unless otherwise approved in writing by Council.</p> <p>Condition reason: To protect the amenity of the surrounding area</p>
28	<p>Work noise</p> <p>While site work is being carried out, noise levels must comply with:</p> <ol style="list-style-type: none"> 1. For work periods of 4 weeks or less, the LA_{eq} level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 20dB(A). 2. For work periods greater than 4 weeks but not greater than 26 weeks, the LA_{eq} level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 10dB(A). 3. For work periods greater than 26 weeks, the LA_{eq} level measured over a period not less than 15 minutes when work is occurring must not exceed the background level by more than 5dB(A). Alternatively, noise levels must comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines. <p>Condition reason: To protect the amenity of the surrounding area</p>
29	<p>Site management plan (during work)</p> <p>While site work is being carried out, the approved site management plan must be complied with.</p> <p>A copy of the plan must be kept on the site at all times and provided to Council upon request.</p> <p>Condition reason: To protect the amenity of the surrounding area</p>
30	<p>Unexpected contamination finds contingency (general)</p> <p>While site work is being carried out, if any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) are encountered, the work must cease immediately until a certified contaminated land consultant has conducted an assessment of the find to the satisfaction of the principal certifier.</p> <p>Where the assessment identified contamination and remediation is required, all work must cease in the vicinity of the contamination and Council must be notified immediately. Development consent must be obtained to undertake Category 1 remediation.</p> <p>Condition reason: To ensure a procedure is in place to manage unexpected contamination finds encountered during site works</p>
31	<p>Fill compaction (non-subdivision)</p> <p>While site work is being carried out, all fill must be compacted in accordance with Council's current engineering specifications, to the satisfaction of the principal certifier.</p> <p>Condition reason: To ensure that fill is compacted to appropriate standards</p>

32	<p>Archaeological discovery</p> <p>While site work is being carried out, the following requirements must be compiled with should relic(s) from the past be discovered that could have historical significance, to the satisfaction of the principal certifier:</p> <ol style="list-style-type: none"> 1. All works in the vicinity of the discovery area must stop. 2. For Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the <i>National Parks and Wildlife Act 1974</i>. Any requirements of Heritage NSW must be implemented. 3. For non-Aboriginal objects, Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the <i>Heritage Act 1977</i>. Any requirements of Heritage NSW must be implemented. <p>Condition reason: To ensure unexpected archaeological discoveries are managed in accordance with statutory requirements</p>
33	<p>Compliance with Building Code of Australia</p> <p>While building work is being carried out, the work must be carried out in accordance with the <i>Building Code of Australia</i>. A reference to the <i>Building Code of Australia</i> is a reference to the Building Code of Australia as in force on the relevant date (as defined by section 19 of the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>).</p> <p>This condition does not apply:</p> <ol style="list-style-type: none"> 1. To the extent to which an exemption from a provision of the <i>Building Code of Australia</i> or a fire safety standard is in force under the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>. 2. To the erection of a temporary building other than a temporary structure used as an entertainment venue. <p>Condition reason: Prescribed condition under section 69 of the Environmental Planning and Assessment Regulation 2021</p>
34	<p>Salinity Management</p> <p>All proposed construction works that includes earth works, buildings, landscaping and associated infrastructure shall be carried out in accordance with Section 3.5 of the Preliminary Salinity and Geotechnical Assessment titled "Proposed Anglican School, Corner of 26 Byron Road and 50 heath road, Leppington", prepared by Martens Consulting Engineers, P1504640JR02V01, dated May 2015.</p> <p>Condition reason: Compliance with Salinity Management Plan</p>
35	<p>Shoring and adequacy of adjoining property</p> <p>While site work is being carried out, the person having the benefit of the development consent must, at the person's own expense:</p> <ol style="list-style-type: none"> 1. Protect and support the building, structure or work on adjoining land from possible damage from the excavation. 2. If necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation. <p>This condition does not apply if:</p> <ol style="list-style-type: none"> 1. The person having the benefit of the development consent owns the adjoining land.

	2. The owner of the adjoining land gives written consent to the condition not applying.
	Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021

Before issue of an occupation certificate

36	Services Before the issue of an occupation certificate, the following information from energy, water and wastewater service suppliers must be obtained and provided to the principal certifier: <ol style="list-style-type: none"> 1. A notice of arrangement for the distribution of electricity from Endeavour Energy to service the approved development. 2. A section 73 compliance certificate from Sydney Water demonstrating that satisfactory arrangements have been made to service the approved development Condition reason: To ensure that energy, water and wastewater services are provided for the development
37	Survey certificate Before the issue of an occupation certificate, a survey certificate must be prepared by a registered surveyor and demonstrate, to the principal certifier's satisfaction, that the siting of the building(s) complies with the approved plans and this development consent. Condition reason: To ensure that the building(s) are sited in accordance with the approved plans and this development consent
38	Landscaping works completion Before the issue of an occupation certificate, all of the landscaping works approved by this development consent and the construction certificate must be completed to the satisfaction of the principal certifier. This must include the provision of certification from the supplier of all trees certifying that the trees comply with AS 2303 - Tree Stock for Landscape use. Condition reason: To ensure that all approved landscaping works have been completed to an appropriate standard
39	On-site detention facility plan of management (preparation) Before the issue of an occupation certificate, an on-site detention facility plan of management (POM) must be prepared by a suitably qualified person, to the satisfaction of the principal certifier. The POM must describe all design and operational parameters for the facility including: <ol style="list-style-type: none"> 1. Design levels. 2. Hydrology and hydraulics. 3. Inspection and maintenance requirements (including time intervals for inspections and maintenance). Condition reason: To provide a management regime for on-site detention facilities
40	Verge Reconstruction Before the issue of an occupation certificate, the unpaved road verges directly adjoining the property must be reconstructed with grass species to match the adjoining road verge section. Condition reason: To ensure that road verges are reconstructed with grass following building works
41	Water management basins certificate

	<p>Before the issue of an occupation certificate, a certificate must be prepared by a suitably qualified person and demonstrate, to the satisfaction of the principal certifier, that the water management basins comply with the following requirements:</p> <ol style="list-style-type: none"> 1. The basins have been completed in accordance with the approved construction certificate plans or that any variations that have been made will not impair the performance of the basins. 2. The basins will function in accordance with the design intent approved by the construction certificate. <p>Condition reason: To ensure that water management basins will comply with the construction certificate.</p>
42	<p>Water management facilities positive covenant</p> <p>Before the issue of an occupation certificate, evidence must be provided and demonstrate, to the principal certifier's satisfaction, that a positive covenant has been registered with NSW Land Registry Services. The positive covenant must be created under Section 88E of the <i>Conveyancing Act 1919</i> and burden the property owner with a requirement to maintain any on-site detention, on-site retention/re-use and water quality facilities on the property.</p> <p>The terms of the positive covenant must include the following:</p> <ol style="list-style-type: none"> 1. The property owner is responsible for maintaining and keeping clear all pits, pipelines, trench barriers and other structures. 2. The property owner will have the facilities inspected by a competent person on a schedule mandated by the facilities' design specifications. 3. Council will have the right to enter the site at all reasonable times to inspect, construct, install, clean, repair and maintain in good working order the facilities. 4. Council will have the right to recover as a liquidated debt the cost of any remedial work from the property owner upon demand. 5. The property owner will indemnify Council and all adjoining property owners against damage to their properties arising from the failure of any component of the facilities or the failure to clean, maintain and repair the facilities. <p>Condition reason: To provide a legal mechanism for the long-term maintenance of water management facilities.</p>
43	<p>Works as executed plans</p> <p>Before the issue of an occupation certificate, works as executed plans in accordance with Council's engineering specifications must be prepared by a suitably qualified person and demonstrate, to the principal certifier's satisfaction, the following requirements:</p> <ol style="list-style-type: none"> 1. Digital data must be in AutoCAD .dwg or .dxf format and the data projection coordinate must be in GDA94 / MGA Zone 56. 2. Verify that any water management basins have been completed in accordance with the approved plans and provide the following details: <ol style="list-style-type: none"> a. Levels and dimensions to verify the storage volume of any water management facilities. b. Levels and other relevant dimensions of: <ol style="list-style-type: none"> i. Internal drainage pipes. ii. Orifice plates. iii. Outlet control devices and pits. iv. Weirs (including widths). c. Verification that the orifice plates have been fitted and the diameter of the fitted plates.

	<p>d. Verification that trash screens are installed.</p> <p>3. Where the site is flood affected, the plans must clearly delineate the extent of the flood planning levels. The plan must clearly delineate the extent and location of the 5% annual exceedance probability (AEP), the 1% AEP, the probable maximum flood and the flood planning level (FPL) lines and clearly label them as such. The FPL is defined in Council's Flood Risk Management Policy.</p>
	Condition reason: To ensure that the completed works are recorded.
44	Compliance with Acoustic Requirements
	Documentary evidence shall be provided to the principal certifier confirming the building/s has been constructed in accordance with Table 11 of the approved Acoustic Report titled "Leppington Anglican College Stage 3 and 4 Noise Assessment" prepared by Spoke acoustics, dated July 2023.
	Condition reason: To ensure compliance with the acoustic report.

Occupation and ongoing use

45	Graffiti removal												
	During occupation and ongoing use of the development, all graffiti applied to the development must be removed within 48 hours of its application.												
	Condition reason: To protect the visual amenity of the area surrounding the development												
46	Loading and unloading												
	During occupation and ongoing use of the development, all loading and unloading activities must take place within the development's approved loading area.												
	Condition reason: To maintain the visual amenity of the area and off street car parking spaces and driveways approved for the development												
47	Operating hours												
	During occupation and ongoing use of the development, the development is approved to operate within the following hours:												
	<table border="1"> <thead> <tr> <th>Day</th><th>Operating Hours</th></tr> </thead> <tbody> <tr> <td>Monday</td><td>7:00am to 9:00pm</td></tr> <tr> <td>Tuesday</td><td>7:00am to 9:00pm</td></tr> <tr> <td>Wednesday</td><td>7:00am to 9:00pm</td></tr> <tr> <td>Thursday</td><td>7:00am to 9:00pm</td></tr> <tr> <td>Friday</td><td>7:00am to 9:00pm</td></tr> </tbody> </table>	Day	Operating Hours	Monday	7:00am to 9:00pm	Tuesday	7:00am to 9:00pm	Wednesday	7:00am to 9:00pm	Thursday	7:00am to 9:00pm	Friday	7:00am to 9:00pm
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	Condition reason: To protect the amenity of the surrounding area												
48	Priority (noxious) weeds management (ongoing)												
	During occupation and ongoing use of the development, weed dispersion must be minimised and weed infestations must be managed under the <i>Biosecurity Act 2015</i> and the <i>Biosecurity Regulation 2017</i> . All new infestations must be reported to Council.												
	Condition reason: To ensure priority (noxious) weeds are managed in accordance with statutory requirements												
49	Offensive noise and noise compliance												
	During occupation and ongoing use of the development, the use and occupation of the premises, including all plant and equipment, must not give rise to any offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> . Operational noise must also comply with the NSW Noise Policy for Industry 2017.												

	Condition reason: To protect the amenity of the surrounding area
50	Landscaping works maintenance
	During occupation and ongoing use of the development, the approved landscaping must be perpetually maintained in a complete and healthy condition.
	Condition reason: To ensure that approved landscaping works are perpetually maintained to an appropriate standard
51	On-site detention facility plan of management (ongoing)
	During occupation and ongoing use of the development, the on-site detention facility plan of management plan required by this development must be complied with.
	Condition reason: To provide a management regime for on-site detention facilities
	Fire safety schedule
52	During occupation and ongoing use of the development, the fire safety schedule issued by Council with this development consent and all fire safety measures detailed therein must be complied with and maintained at all times.
	Condition reason: To ensure that the required fire safety measures for the development are maintained